

NOTICE OF MEETING

MIDDLETOWN TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Middletown Township Zoning Hearing Board will hold a public meeting on Wednesday, August 14, 2024 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #24-25 – For the property at 54 Cobalt Ridge Drive North, Levittown, PA 19057, tax parcel # 22-055-145. Zach Campanelli, applicant and property owner, is seeking seven variances from the Middletown Township Zoning Ordinance to place a 480 square foot shed and install a fence at the property. The first variance is from Section 500-2402.A.(1) to allow the shed in the property's front yard area, where sheds can only be in rear and side yard areas. The second variance is from Section 500-903.F to allow the shed to contain a front yard setback of 5 feet, where properties must maintain a setback of 25 feet. The third variance is from Section 500-903.D to allow 29.72% building coverage, where properties cannot exceed 20%. The fourth variance is from Section 500-903.I to allow 36% impervious coverage, where properties cannot exceed 30%. The fifth variance is from Section 500-2402.A.(3) to allow accessory buildings to comprise 5.3% of the property's total lot area, where properties cannot exceed 3%. The sixth variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The seventh variance is from Section 500-2305.C.(4) to locate a fence closer than 8 feet from the inner edge of the sidewalk. The property is approximately 9,000 square feet, in the R-2 Residence Zoning District, a corner lot, and nonconforming to the minimum 10,000 square foot minimum lot area and 80 foot minimum lot width requirements.

Appeal #24-38 – For the property at 785 Pheasant Drive, Langhorne, PA 19047, tax parcel # 22-012-042. Brett and Dawn Canimore, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to install a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The second variance is from Section 500-2305.C.(4) to locate a fence closer than 8 feet from the inner edge of the sidewalk. The property is approximately 10,039 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #24-39 – For the property at 14 Canyon Road, Levittown, PA 19057, tax parcel # 22-061-231. Rick Dooley, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a 120 square foot garage addition at the property. The variance is from Section 500-903.D to allow a property to contain 27.5% building coverage, where a property cannot exceed 20%. The property is approximately 8,420 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #24-40 – For the property at 31 Harrow Road, Levittown, PA 19056, tax parcel # 22-051-016. Wade Helder, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct a 125 square foot covered front porch at the property. The first variance is from Section 500-903.D to allow a property to contain 21.3% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.F to allow a 19.5 foot front yard setback, where 25 feet is required. The third variance is from Section 500-903.I to allow 33% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,619.5 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #24-42 – For the property at 169 Golf Club Drive, Langhorne, PA 19047, tax parcel # 22-023-064. Ken and Jill Herman, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct a concrete patio with a retaining wall at the property. The variance is from Section 500-1203.F.(2) to allow 50.25% impervious coverage, where a property cannot exceed 45%. The property is approximately 4,800 square feet and in the MR Multi-Residential Zoning District.

All calculations have been made from the future right-of-way line. Parts cited are from Chapter 500 of the Middletown Township Codified Ordinance. Any person or persons desirous of speaking on behalf or against the petitions may do so at this meeting.

The Township building is accessible to persons having disabilities. Any persons having special needs or requiring special aides are requested to contact the Building & Zoning Department at 215-750-3800, ext. 1110 prior to the hearing.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: July 28, 2024 and August 4, 2024

Bucks County Courier Times