

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, July 10, 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 #23-12 – For the undeveloped property along Olive Street, Langhorne, PA 19047, tax parcel # 22-017-161. Dan Leach, applicant and property owner, is seeking six variances from the Middletown Township Zoning Ordinance to construct a single-family detached dwelling at the property. The first variance is from Section 500-903.A to allow the construction of a single-family detached dwelling on a 2,960 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-903.B to allow the construction of a single-family detached dwelling on a lot containing a width of 40 feet, where 80 feet is required. The third variance is from Section 500-903.D to allow 20.27% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-903.F to allow a 19 foot front yard setback, where 25 feet is required. The fifth variance is from Section 500-903.G to allow a side yard setback of 6 feet with an aggregate of 16 feet, where 10 feet with an aggregate of 25 feet is required. The sixth variance is from Section 500-903.I to allow 35.68% impervious coverage, where a property cannot exceed 30%. The property is approximately 2,960 square feet, R-2 Residence Zoning District, and nonconforming to the minimum 10,000 square foot minimum lot area and 80-foot minimum lot width requirements. This application is remanded from a June 7, 2023 Zoning Hearing Board Decision and Order and continued from its originally scheduled June 12, 2024 appearance.

Appeal #24-26 – For the property at 1643 Highland Avenue, Langhorne, PA 19047, tax parcel # 22-016-015. Southeast Region Realty, Inc., applicant and property owner, is seeking a use variance to establish three apartment units in combination with an existing office space and residential dwelling at the property. The variance is from Section 500-902 to allow apartment dwelling uses where they are not allowed. The property is approximately 47,738 square feet, in the R-2 Residence Zoning District, and currently contains a mixed use nonconforming building with four offices and an attached dwelling unit.

Appeal #24-28 – For the property at 46 Forsythia Drive South, Levittown, PA 19056, tax parcel # 22-054-082. Michael J. King, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place an above-ground pool at the property. The first variance is from Section 500-2404.A to allow an above-ground pool in the property's front yard area, where above-ground pools can only be in rear and side yard areas. The second variance is from Section 500-803.F to allow the above-ground pool to contain a front yard setback of 4 feet, where properties must maintain a setback of 35 feet. The property is approximately 14,375 square feet, in the R-1 Residence Zoning District, and nonconforming to the minimum 15,000 square foot lot area requirement.

Appeal #24-29 – For the property at 99 Windham Drive, Langhorne, PA 19047, tax parcel # 22-080-031. Drew and Ashley Acker, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to expand the driveway at the property. The variance is from Section 500-2702.A to allow a driveway to contain a 5 foot side yard setback, where 10 feet is required. The property is approximately 10,000 square feet and in the R-2 Residence Zoning District.

Appeal #24-30 – For the property at 419 Grand Avenue, Langhorne, PA 19047, tax parcel # 22-012-472. Kevin and Brittany DiSanto, 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 7,500 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #24-31 – For the property at 1407 Rising Sun Avenue, Langhorne, PA 19047, tax parcel # 22-019-212. REO Complete Holdings Company, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to expand the driveway at the property. The variance is from Section 500-2702.A to allow a driveway to contain a 5.6 foot side yard setback, where 15 feet is required. The property is approximately 15,221 square feet and a nonconforming residential dwelling use in the C Commercial Zoning District.

Appeal #24-32 – For the undeveloped property along Quincy Avenue, Langhorne, PA 19047, tax parcel # 22-045-153. David and Mary Elizabeth Rosenstein, applicants and property owners, are seeking five variances from the Middletown Township Zoning Ordinance to construct a single-family dwelling with an attached garage, patio, and driveway at the property. The first variance is from Section 500-903.A to allow a single family dwelling on a lot containing an area of 6,000 square feet, where 10,000 square feet is required. The second variance is from Section 500-903.B to allow a single family dwelling at a lot containing 50 feet, where a minimum of 80 feet is required. The third variance is from Section 500-903.D to allow 23.25% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-903.G to allow a side yard setback of 8 feet with an aggregate of 19 feet, where 10 feet with an aggregate of 25 feet is required. The fifth variance is from Section 500-903.I to allow 37.10% impervious coverage, where a property cannot exceed 30%. The property is approximately 6,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the minimum lot area and lot width requirements.

Appeal #24-33 – For the property at 524 Longview Avenue, Langhorne, PA 19047, tax parcel #'s 22-036-177 and 22-036-178-001. Joseph Heller, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to install a fence at the property. The 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 property is approximately 20,900 square feet, a corner lot, and in the R-1 Residence 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: June 23, 2024 and June 30, 2024

The Advance of Bucks County