

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, June 11, 2025 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 #25-28 – For the property at 1138 Oxford Valley Road, Levittown, PA 19057, tax parcel # 22-051-294. Curlys Creations Inc., applicant, is seeking a variance from the Middletown Township Zoning Ordinance to allow the storage of a mobile food cart at the property. The variance is from Section 500-1602 to allow the truck storage where it is not allowed. The property is approximately 6.74 acres and in the CS Shopping Center Zoning District.

Appeal #25-34 – For the property at 220 Royal Court, Langhorne, PA 19047, tax parcel # 22-021-028-004. T.W. Construction, Inc., applicant, and Tommy John and Christine A. Louderback, property owners, are seeking three variances from the Middletown Township Zoning Ordinance to construct an addition at the property. The first variance is from Section 500-603.D to allow 16% building coverage, where a property cannot exceed 15%. The second variance is from Section 500-603.F to allow a 43.9 front yard setback, where 50 feet is required. The third variance is from Section 500-603.G to allow a .7 side yard setback with an aggregate of 21.3 feet, where 15 feet with an aggregate of 40 feet is required. The property is approximately 22,001 square feet, in the RA-3 Residence Agricultural Zoning District, and nonconforming to the 22,500 square foot minimum lot size requirement.

Appeal #25-35 – For the property at 12 Forsythia Drive East, Levittown, PA 19056, tax parcel # 22-055-041. Carl M. Henderson, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place a 192 square foot shed the property. The first variance is from Section 500-803.D to allow 23.28% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-803.I to allow 38.43% impervious coverage, where a property cannot exceed 30%. The property is approximately 16,100 square feet and in the R-1 Residence Zoning District.

Appeal #25-36 – For the Property at 29 Tanglewood Drive, Langhorne, PA 19047, tax parcel # 22-059-036. Jawaria Saddiqui, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place a 60 square foot shed at the property. The first variance is from Section 500-903.D to allow 28.6% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 34.3% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,890 square feet and in the R-2 Residence Zoning District.

Appeal #25-37 – For the undeveloped property along Wisteria Avenue, Langhorne, PA 19047, tax parcel # 22-008-076. Thomas Snyder, applicant and property owner, is seeking five 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 a dwelling on an 8,520 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-2601.C.(1) to allow 100% disturbance of 8 to 15% steep slopes, where no more than 50% can be disturbed. The third variance is from Section 500-2601.C.(2) to allow 70% disturbance of 15 to 25% steep slopes, where no more than 30% can be disturbed. The fourth variance is from Section 500-2601.C.(3) to allow 49% disturbance of

steep slopes greater than 25%, where no more than 15% can be disturbed. The fifth variance is from Section 500-2602.B.(1) to allow a building envelope of 3,107 square feet, where a minimum of 3,500 square feet is required. The property is approximately 8,520 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: May 25, 2025 and June 1, 2025

The Bucks County Courier Times