

## **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, September 10, 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 #25-55** – For the property at 1310 Frosty Hollow Road, Levittown, PA 19056, tax parcel # 22-053-017. David and Sharon Barberides, applicants, are seeking a variance from the Middletown Township Zoning Ordinance to establish a deli and fresh produce store at the property. The variance is from Section 500-1802 to allow a deli and fresh produce establishment where they are not allowed. The property is approximately 36,000 square feet and in the P Professional Zoning District.

**Appeal #25-56** – For the property at 87 Forsythia Drive East, Levittown, PA 19056, tax parcel # 22-051-256. Philip Rodriguez, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The first variance is from Section 500-803.I to allow 43.5% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2404.B to allow an in-ground pool to be closer than 6 feet to the rearmost portion of the property's house. The property is approximately 12,825 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

**Appeal #25-57** – For the property at 376 David Drive, Langhorne, PA 19047, tax parcel # 22-044-007-002. Kathryn and Gregory Green, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to allow the keeping of chickens at the property. The variance is from Section 500-602.D.(1) to allow the keeping of chickens on a 3.125 acre property, where a minimum of 10 acres is required. The property is approximately 3.125 acres and in the RA-3 Residence Agricultural 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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: August 24, 2025 and August 31, 2025

The Bucks County Courier Times