

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, February 11, 2026 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 #26-1 – For the property at 45 Shadywood Road, Levittown, PA 19056, tax parcel # 22-053-160. Maureen Lorino, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The variance is from Section 500-803.I to allow 34.68% impervious coverage, where a property cannot exceed 30%. The property is approximately 12,711.68 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

Appeal #26-2 – For the property at 120 Baylis Road, Langhorne, PA 19047, tax parcel # 22-076-075. Dawn Ferrandino, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct an addition with an in-law suite at the property. The first variance is from Section 500-902 to allow the property to contain a multi-family dwelling use, where they are not allowed. The second variance is from Section 500-903.G to allow a side yard setback of 8.2 feet with an aggregate of 23.7 feet, where 10 feet with an aggregate of 25 feet is required. The third variance is from Section 500-903.I to allow 43.2% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,400 square feet and in the R-2 Residence Zoning District.

Appeal #26-3 – For the property at 81 Hollow Road, Levittown, PA 19056, tax parcel # 22-046-147. Anthony Devlin, applicant and property owner, is 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 4 feet from the inner edge of a sidewalk, where 8 feet is required. The property is approximately 10,856 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #26-4 – For the property at 858 Gilliam Avenue, Langhorne, PA 19047, tax parcel # 22-017-032. Steve Coey, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an addition at the property. The variance is from Section 500-903.F to allow a front yard setback of 19.5 feet, where 25 feet is required. The property is approximately 11,017.5 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #26-5 – For the property at 21 Quartz Road, Levittown, PA 19057, tax parcel # 22-065-106. Deena and Mark McCormick, applicants and property owners, are seeking five variances from the Middletown Township Zoning Ordinance to construct an addition with an in-law suite at the property. The first variance is from Section 500-902 to allow the property to contain a multi-family dwelling use, where they are not allowed. The second variance is from Section 500-903.D to allow 21.5% building coverage, where a property cannot exceed 20%. The third variance is from Section 500-903.G to allow a 7 foot side yard setback, where 10 feet required. The fourth variance is from Section 500-903.I to allow 32.1% impervious coverage, where a property cannot exceed 30%. The fifth variance is from Section 500-2702.A to allow a driveway to have a 4 foot side yard setback, where 10 feet is required. The property is approximately 9,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size and 80 foot minimum lot width requirements.

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: January 27, 2026 and February 3, 2026

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