

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 24, 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 #26-20 – For the property at 98 Juniper Drive, Levittown, PA 19056, tax parcel # 22-060-159. John B. Trickel, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to install an additional 315 square foot patio at the property. The variance is from Section 500-903.I to allow 34.7% impervious coverage, where a property cannot exceed 30%. The property is approximately 8,189 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #26-21 – For the property at 99 Cobalt Ridge Drive North, Levittown, PA 19057, tax parcel # 22-055-160. Stephen Boyle, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to install 344.1 square feet of pavers and walkways at the property. The variance is from Section 500-903.I to allow 35% impervious coverage, where a property cannot exceed 30%. The property is approximately 8,406.3 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #26-23 – For the property at 77 Forsythia Drive North, Levittown, PA 19056, tax parcel # 22-050-373. Nicholas Kurowski, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to install an 8 foot fence at the property. The first variance is from Section 500-2305.A to allow an 8 foot high fence, where they cannot exceed 6 feet. The second variance is from Section 500-2305.C.(3) to allow a fence in the front yard, where fences can only be in side and rear yards. The third variance is from Section 500-2305.C.(4) to allow a fence to be closer than 8 feet from the physical cartway/roadway. The property is approximately 16,680 square feet and in the R-1 Residence Zoning District.

Appeal #26-24 – For the property at 7 Steeplebush Road, Levittown, PA 19056, tax parcel # 22-053-118. Kaitlin Zerdo McIntyre, applicant, and the Zerdo Revocable Trust, property owner, are seeking two variances from the Middletown Township Zoning Ordinance to construct additions at the property. The first variance is from Section 500-803.D to allow 24.22% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-803.F to allow a 32'11" front yard setback, where 35 feet is required. The property is approximately 13,850 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

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: June 7, 2026 and June 14, 2026

The Bucks County Courier Times