

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *March 14, 2023*
TIME: *7:00 p.m.*
PLACE: *Falls Township Municipal Complex, 188 Lincoln Hwy, Public Meeting Room,
Fairless Hills, PA 19030*

Petition #1: Austin Schubert, 56 Tanglewood Lane, Levittown, PA 19054; TMP #13-022-230; Zoned: NCR. Requesting a dimensional variance to construct an addition which encroaches into the side yard setback. Section 209-20 and Table 1.

Petition #2: Christopher and Kathleen Haynes, 2 Tea Rose Lane, Levittown, PA 19054; TMP #13-023-192; Zoned: NCR. Requesting dimensional variances to construct a rear addition which encroaches into the rear yard setback and is over the allowable impervious surface coverage. Section 209-20 and Table 1.

Petition #3: Isaac N. Mitchell, Sr., 237 North Park Drive, Levittown, PA 19054; TMP #13-027-014; Zoned: NCR. Requesting a dimensional variance to erect a shed which will exceed the allowable impervious surface coverage. Section 209-20.F and Table 1.

Petition #4: Gelest Realty, Inc., 11 Steel Road East, Morrisville, PA 19067; TMP #13-047-152; Zoned: HI. Requesting the following variances to construct a 16,975 sq. ft. manufacturing building and a 3,500 sq. ft. support building: **Section 209-29.G (Table 5)** – to permit 55% impervious coverage instead of the maximum allowed of 50%; and **Sections 209-29.I and 209-42.H(22)(b)** – to permit 188 total parking spaces instead of the minimum required of 215 parking spaces.

Petition #5: Metals USA Plates & Shapes, Inc., 58 E. Cabot Boulevard, Langhorne, PA 19047; TMP #13-003-008-007; Zoned: PIP. Requesting the following dimensional variances to construct an additional fabrication building and covered storage area: **Section 209-28.F and Table 5**: to permit building coverage not to exceed 53% instead of the maximum allowed of 40%; and **Section 209-28.F and Table 5**: to permit impervious surface not to exceed 70% instead of the maximum allowed of 50%.

Petition #6: UGN Logistics, 745 Philadelphia Avenue, Morrisville, PA 19067; TMP #13-047-062-002, #13-047-065, #13-047-066; Zoned: HI-A. Requesting the following dimensional variances to construct a 4,800 sq. ft. building: **Section 209-32.3.G and Table 5** - to permit a 25 ft. buffer instead of the required 50 ft. buffer; **Section 209-32.3.G and Table 5** – to permit an impervious surface ratio of 65.66% instead of the allowable 50%; and **Section 209-32.3.H(1)** – to allow parking to be 10 ft from the street line instead of the required 30 ft.

Petition #7: Oak Village at New Falls Road, LLC, (Cont'd from 2/14/23, 1/10/23) 9175 New Falls Road, Levittown, PA 19054; TMP #13-020-168; Zoned: NC. Requesting the following variances to construct a multi-family residential condominium development with parking: **Section 209-22.B** -- a use variance to allow a multi-family dwelling within a neighborhood commercial district; and **Section 209-22.D** – to permit a building and/or structure height in excess of 25 feet which is the maximum permitted in the neighborhood commercial district.