

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** June 13, 2023  
**TIME:** 7:00 p.m.  
**PLACE:** *Middletown Township Municipal Building. Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047*

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**Petition #1: Scott Mitchell**, 150 Canterbury Road, Fairless Hills, PA 19030; TMP #13-007-321; Zoned: NCR. Requesting a dimensional variance to construct an addition which extends within the required 10 ft. side yard setback. Section 209-20.F and Table 1.

**Petition #2: Jon C. Logan**, 25 Victoria Lane, Levittown, PA 19054; TMP #13-019-263; Zoned: NCR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C(2).

**Petition #3: SAFStor Old Lincoln, LLC**, 935 Old Lincoln Highway, Morrisville, PA 19067; TMP #13-028-039; Zoned: HC. Requesting a use variance to allow a self-storage facility at this location. Section 209-23.B.

**Petition #4: Beverage Zone, Inc.**, 198 Lincoln Highway, Suites 5, 6, 7, Fairless Hills, PA 19030; TMP #13-005-237; Zoned: HC. Special exception to allow use of the premises as a beer distribution center. Section 209-23.C(1).

**Petition #5: Night and Day Properties LLC**, 99 Bristol-Oxford Valley Road, Langhorne, PA 19047; TMP #13-001-002 and #13-001-008; Zoned: HR. Requesting the following dimensional variances for the construction of a 34-unit townhome community: **Section 209-16 (F) and Table 1A for individual lots within the tract**, such as: *Lot Area*: To permit 1,080 sf, whereas otherwise 1,800 sf is required; *Lot Width*: To permit 15 feet, whereas otherwise 18 feet minimum is required; *Front Yard*: To permit 23 feet, whereas otherwise 25 feet minimum is required for townhouses with garages; *Side Yard*: To permit 10-foot side yard, whereas otherwise 20 feet minimum is required for townhouses end units; *Maximum Building Coverage*: To permit 60%, whereas otherwise 30% is allowed; *Maximum Impervious Coverage*: To permit 75%, whereas otherwise 60% is allowed.

**Section 209-16(F) and Table 2 for the overall tract**, such as: *Minimum Tract Area*: To permit 2.18 acres whereas otherwise 6 acres is required; *Minimum Lot Depth*: To permit approximately 285 feet, whereas otherwise 600 feet (overall tract) is required; *Perimeter Yard*: To permit 15 feet, whereas otherwise 35 feet is required; *Minimum Distance Between Buildings*: To permit 20 feet between buildings, whereas otherwise 50 feet is required; *Minimum Outdoor Recreation Area*: To permit no outdoor recreation, whereas otherwise 250sf/dwelling unit is required.

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## **Night and Day Properties – Cont'd**

**Section 209-38.E.A.E(3)** to permit no buffer for the overall tract, whereas a 50-foot buffer yard is otherwise required.

**Section 209-42.B(1)** to permit for no planting strip whereas a clustered planting of dense plant material not less than 4 ft. in height and 10 ft. in width is otherwise required to be between off-street parking areas and any lot lines.

**Section 209-42.H(2)(a)** to not require parking for recreation areas, whereas such parking spaces are otherwise required.