

AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **April 12, 2016 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

Petition #1: Pets Plus Natural, 151 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-004-739; Zoned: HC. Dimensional variance for façade sign which is over the allowable coverage. Section 209-45.I.(2)(d)[2][d][ii][A].

Petition #2: Larken Associates, Fairless Hills Shopping Center, 401-495 South Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-014-004; Zoned: SC. Dimensional variance to authorize the installation of a second free-standing advertising sign along South Oxford Valley Road and a special exception to allow the sign copy area to be increased to 150 sq. ft. Section 209-45.I.(2)(d)[2][d][i][A].

Petition #3: New Falls Road, LLC, 9172 and 9188 New Falls Road, Levittown, PA 19054; TMP #13-024-001 and #13-020-306; Zoned: IN. Requesting dimensional variances in order to construct a 55 and older residential community. Section 209-20.1.E and Table 4 (to permit the minimum front yard to be 10 ft. instead of the required 100 ft. and to permit the required 25 foot side and rear buffers to be measured along with the side and rear yards instead of in addition to them and to permit the side yard buffer to be 20 ft. instead of the required 25 ft.); Section 209-22.F.2 (to permit parking to be closer than 20 ft. to a street line); Section 209-34.E (to permit parking areas within the front yard); Section 209-38.1 (to permit buffer yards to be measured along with the required yards instead of in addition to them); Section 209-38.1.F.3 (to permit the buffer yard along New Falls Road to be reduced to 10 ft. instead of the required 20 ft.); Section 209-42.E (to permit three access points to the site instead of the permitted two access points); Section 209-42.F.(1)(b) (to permit parking within buffer areas); and Section 209-42.H.2 (to permit parking within 25 ft. of the Right-of-Way and within 20 ft. of buildings).