

# ***FALLS TOWNSHIP ZONING HEARING BOARD***

## **AGENDA**

***DATE:*** *June 13, 2017*  
***TIME:*** *7:00 p.m.*  
***PLACE:*** *Falls Township Municipal Complex, 188 Lincoln Highway*

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***Petition #1: Richard Pazer***, 76 Martha Drive, Fallsington, PA 19054; TMP #13-036-063; Zoned: LMR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C(3).

***Petition #2: Jodi Riemenschneider***, 235 Collingswood Road, Fairless Hills, PA 19030; TMP #13-016-020; Zoned: NCR. Requesting dimensional variances to construct a garage which encroaches into the rear and side yard setbacks, which does not meet the minimum distances between buildings, which is over the allowable building coverage and which is over the allowable maximum impervious coverage. Section 209-20 and Table 1.

***Petition #3: Morrisville Commons, LP***, 550 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-028-028; Zoned: HC. Special Exception to allow a maximum free-standing sign area of 150 sq. ft. Section 209-45.I(2)(d)[2][d][i][A].

***Petition #4: DriveTime Car Sales Company, LLC***, 1381 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP #13-047-083-001; Zoned: RD-2. Requesting dimensional variances for the following: Section 209-32.4.H.(4) to permit 75% impervious coverage in lieu of the maximum permitted 70%; Section 209-32.4.K.(2) from providing a pedestrian/bicycle path along the property frontage; Section 209-32.K.(7).(a) from requiring sidewalks to be installed along the property frontage; Section 209-32.K.(7).(c) from requiring lighting to be installed along the property frontage; Section 209-32.4(M)(6) from the requirement to provide a traffic impact study; and Section 209-42.(D) from the requirement that off-street parking and loading areas be surrounded by a perimeter of curbing.