

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *December 13, 2022*
TIME: *7:00 p.m.*
PLACE: *Falls Township Municipal Complex, 188 Lincoln Hwy, Public Meeting Room,
Fairless Hills, PA 19030*

Petition #1: Don Graber, 284 Willow Drive, Levittown, PA 19054; TMP #13-025-177; Zoned: NCR. Requesting a dimensional variance to construct a porch which encroaches into the minimum distance of 10 ft. from a pool. Section 209-46.E.

Petition #2: Oak Village at New Falls Road, LLC (CONT'D FROM 11/9/22) 9175 New Falls Road, Levittown, PA 19054; TMP #13-020-168; Zoned: NC. Requesting the following variances to construct a multi-family residential 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.

Petition #3: Britton Realty of Morrisville, LLC, 835 West Bridge Street, Morrisville, PA 19067; TMP 13-028-081, Zoned: HC. Requesting the following variances to construct a warehouse addition: **Section 209-23.B** – to permit a warehouse use and outside storage unit in the highway commercial district; **Section 209-42.H(22)(a)** – to not require parking areas to be paved with a dust-free all weather surface; and **Sections 209-42.H(7) and 209-42.H(22)(b)[1]** – to permit 50 parking spaces instead of the required 57 spaces.

Petition #4: McDonald's USA LLC, 321 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-072; Zoned: NC. Requesting a dimensional variance to permit 32 off-street parking spaces instead of the minimum 90 off-street parking spaces required by the Ordinance. Section 209-42.H(13).

Petition #5: ARD Pennsbury, LP, 223 and 237 Plaza Boulevard, Morrisville, PA 19067; TMP #13-028-028.001 and #13-028-029-001; Zoned: SC. Requesting the following variances to allow for the redevelopment of a portion of the shopping center: **Section 209-24.F and Table 4** – to permit a shopping center building separation of 16.3 ft. rather than the minimum required 20 ft.; **Section 209-42.H(12)** – to permit 194 parking spaces rather than the required 358 parking spaces; and **Section 209-45.Q(5)(b)** – to permit one wall sign of 116.73 sq. ft. rather than the maximum permitted 32 square feet.