

**FALLS TOWNSHIP
ZONING HEARING BOARD MEETING
JUNE 11, 2013**

Meeting commenced: 7:00 p.m. Meeting adjourned: 8:30 p.m.

Members present: Henderson, D. Miles, T. Miles, Powers

Members absent: Molle

Also present: Tom Bennett, CCEO & Zoning Officer, Ed Neubauer, Code Enforcement Officer, Dave Sander, Esquire, Karen Browndorf, Court Stenographer

Petition #1: Henry Thomas, 701 Chatham Road, Fairless Hills, PA 19030, TMP #13-015-142, Zoned NCR. Requesting a dimensional variance to allow a 6' vinyl privacy fence in secondary front yard. Section 209-37-C.

Atty. Sander marks exhibits ZHB 1 – 7 (which includes opposition letter from neighbor)

Member Powers asks if there is anybody present who wishes to oppose the application. There was no response.

Member Powers moves that the application of Henry Thomas for a variance from Sec. 209-37-C of the Falls Township Zoning Ordinance is granted to allow a 6' high privacy fence in the secondary front yard conditioned on the fence being erected such as the sight triangle is not encroached.

Member T. Miles seconds.

APPROVED 4-0

Petition #2: Patricia Lake, 212 Midway Drive, Morrisville, PA 19067, TMP #13-054-001, Zoned NCR. Requesting a dimensional variance to construct a 325 sq. ft. detached garage. Section 209-20 and Table 1.

Atty. Sander marks exhibits ZHB 1 – 6 (which includes neighbor letter expressing no problem with petition). Also marks A-1, A-2 and A-3.

Atty. Sander asks if there is anybody present who wishes to oppose the application. There was no response.

Atty. Sander frames a motion that the application of Patricia Lake for a variance from Sec. 209-20 and Table 1 of the Falls Township Zoning Ordinance be granted to allow a 325 sq. foot detached garage to be erected 5' into the 10' side yard setback as depicted on the plans submitted

with the application conditioned on the applicant obtaining clearance from the Township that the applicant is not encroaching into the existing easement on that side of the property.

Member Henderson makes the motion to approve.

Member T. Miles seconds.

APPROVED 4-0

Petition #3: Paul Hilliard, 193 Liberty Drive, Langhorne, PA 19047, TMP #13-004-798, Zoned HR-TH. Requesting a dimensional variance to construct a 12' x 16' deck in the backyard. Section 209-16.1 and Table 2A.

Atty. Sander marks exhibits ZHB 1 – 6 (includes opposition letter from neighbor)

Member Powers asks if there is anybody present who wishes to oppose the application. There was no response.

Atty. Sanders frames a motion that the application of Paul Hilliard for a variance from Sec. 209-16.1 and Table 2A of the Falls Township Zoning Ordinance be granted to allow 192 sq. foot wooden deck to be erected to the rear of the existing house on the property (a) that provides a total of 1,112 sq. feet of building coverage which exceeds the allowable building coverage by 241 sq. feet; (b) that provides a total of 1,202 sq. feet of impervious surface coverage which exceeds the allowable impervious surface coverage by 157 sq. feet; (c) that provides a rear yard setback of 21.5 feet rather than the required 25'; and (d) that will be constructed outside the allowable rear building area, all as depicted on the plans submitted with the application.

Member Powers makes the motion to approve.

Member Henderson seconds.

APPROVED 4-0

Atty. Sanders states that the opposition letter from Mr. Soong marked as ZHB Ex. 6 indicates that Mr. Soong wants to be made aware of any decision by the ZHB. Therefore, Atty. Sanders will draft a decision and send Mr. Soong a copy.

Adjourned 8:30 p.m.