

AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **September 9, 2014 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

Petition #1: Gabriel Tobar, 11 Bypass Lane, Levittown, PA 19054; TMP #13-027-016; Zoned NCR. Use variance to permit small landscaping business and to park trucks and equipment. Section 209-5.

Petition #2: Michele Crouse, 57 Briarroot Lane, Levittown, PA 19054; TMP #13-022-137; Zoned NCR. Dimensional variances for side and rear yard setbacks, minimum distance between buildings and maximum allowable impervious. Section 209-20 and Table 1.

Petition #3: Daniel Coulter, 252 Liberty Drive, Langhorne, PA 19047; TMP #13-001-014; Zoned: HR-TH. Dimensional variance to construct deck which encroaches into the rear yard setback. Section 209-16.1 and Table 2A.

Petition #4: Extra Space Morrisville, LP, 915 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-028-022-004; Zoned HC. Dimensional variances for maximum impervious coverage, maximum building coverage and side yard setbacks. Section 209-23 (209 Attachment 7 – Table 4).

Petition #5: Brad Warner (Fairless Credit Union), 8525 New Falls Road, Levittown, PA 19054; TMP #13-018-001-002; Zoned: NCR. Seeking variances for front yard setbacks, impervious coverage, buffer, parking improvements, pylon sign, right of way and building height for a proposed commercial use to construct a two-story building with two drive-up lanes. Relief is requested from the following sections of the Falls Township Zoning Ordinance: 209-22(E), Table 4, 209-38.1(F)(2), 209-45 and 209-22(D).

Petition #6: Buckingham Retail Properties, LLC, West Trenton Avenue and Pine Grove Road (Rte. 13), Morrisville, PA 19067; TMP #13-028-028; Zoned: HC. Seeking variances for front yard setbacks, parking setbacks, minimum distances between service stations, full service pump requirements, and signs, and a special exception for maximum freestanding sign area, for a proposed commercial use to include a Wawa convenience store with gasoline pumps, a Rite Aid Pharmacy, and a convenience restaurant. Relief is requested from the following sections of the Falls Township Zoning Ordinance: 209-23.G, 209-23.H.(1), 209-23.H.(2), 209-34.E., 209-50.F.(1)(a), 209-50.F.(1)(g)[9], 209-45.E.(7)(b)[3], 209-45.I.(2)(d)[2][a], 209-45.I.(2)(d)[2][d][i][A], 209-45.I.(2)(d)[2][d][v], 209-45.I.(2)(d)[2][d][vi], and Table 4.