

## AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **October 14, 2014 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

**Petition #1: (CONT'D FROM 9/9/14)** 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.

**Petition #2: (CONT'D FROM 9/9/14)** 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 (Attachment 7 – Table 4); Variance to amend prior Zoning Hearing Board decision to use a portion of the site as a self-storage facility. Section 209-23(b); Variance from required 10-foot setback between the edge of a parking area and a side property line. Section 209-23(H)(2); Variance from required landscape buffer between a parking area and a side lot line. Section 209-42(b)(1).

**Petition #3:** David Tskipurishvili, 43 Peaceful Drive, Morrisville, PA 19067; TMP 13-011-029; Zoned NCR. Requesting a dimensional variance to construct a garage which encroaches into the side yard setback. Section 209-20 and Table 1.

**Petition #4:** Thomas and Michelle Martin, 245 Waltham Road, Fairless Hills, PA 19030; TMP #13-002-178; Zoned NCR. Requesting a dimensional variance to install a fence in the secondary front yard. Section 209-37.C(3)

**Petition #5:** Samuel Stewart, 2 Emerald Lane, Levittown, PA 19054; TMP #13-026-322; Zoned NCR. Requesting a dimensional variance to install a fence in the secondary front yard. Section 209-37.C(3)