

**FALLS TOWNSHIP
ZONING HEARING BOARD
MAY 13, 2014**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:57 p.m.

Members present: Brooks, Henderson, Miles, Molle and Powers

Members absent: None

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

Petition #1: Frank Colozza, 65 Tall Pine Lane, Levittown, PA 19054; TMP #13-023-133; Zoned NCR. Dimensional variance to construct a shed that encroaches into the minimum 15' distance between buildings on the same lot. Section 209-20 and Table 1.

Atty. Sander marks ZHB Exhibits 1-5.

No public comment.

Member Powers makes a motion that the application of Frank Colozza for a variance from Section 209-20 and Table 1 of the Falls Township Zoning Ordinance be GRANTED to allow for the construction of a 10' x 12' shed (120 sq. ft.) that is located 11 linear feet away from the applicant's home rather than 15 linear feet distance required between buildings on the same lot, all as depicted on the plans submitted with the application. This approval is granted subject to the following condition: the shed shall be erected in strict conformity with all the terms and conditions stated in the letter dated April 14, 2014 from the Lower Bucks County Joint Municipal Authority. The applicant agrees with condition.

Member Miles seconds the motion.

All in favor 5-0.

Petition #2: Arthur Tharp, 6028 Falmont Drive, Morrisville, PA 19067; TMP #13-047-030; Zoned MHP. Dimensional variance to install a new manufactured home which encroaches into 25' minimum distance between homes. Section 209-18 and Table 3.

Atty. Sander marks ZHB Exhibits 1-6 and Exhibit A-1.

Public Comment

Lisa Rearick and Angettia Rose, both of 6030 Falmont Drive, get sworn in.

Ms. Rearick states that her main concern with this petition is if a fire occurred, would there be an adequate distance between the homes.

Mr. Henderson indicates that there is a one foot, 4 inch encroachment.

Ms. Rose indicates she is also concerned because they have a shed in which they store gasoline and propane tanks as well as a propane grill. Her concern is how close the shed will be to the proposed house.

Mr. Tharp states that the proposed house will be 25' from the house of Ms. Rearick and Ms. Rose.

Ms. Rose states that they measured from the orange markings at the property now and it is less than 25’.

Atty. Sander explains that the house will be installed 25’ from their house so that the relief requested will not impact them. The issue of the 1 foot, 4 inch encroachment concerns the neighbor on the other side. Those neighbors have not written a letter nor are in attendance at the hearing tonight, despite receiving proper notification of the hearing,

No other public comment.

Member Brooks makes a motion that the application of Arthur Tharp of Weisser Homes, Inc. for a variance from Section 209-19 and Table 3 of the Falls Township Zoning Ordinance be GRANTED to allow a 1,334 square ft. manufactured home to be placed on the property located at 6028 Falmont Drive, Morrisville, PA 19067, which provides a distance of 23 ft., 8 inches, from another manufactured home rather than the required 25’ distance between manufactured homes, as depicted on the plans submitted with the application.

Member Powers seconds the motion.

All in favor 5-0.

Petition #3: Gregory Newman, 1 Burning Bush Lane, Levittown, PA 19054; TMP #13-022-273; Zoned NCR. Dimensional variance to install a 6’ vinyl fence in secondary front yard. Section 209-37(C).

Atty. Sander marks ZHB Exhibits 1 – 4.

No public comment.

Member Miles makes a motion that the application of Gregory Newman for a variance from Sec.209-37(C) of the Falls Township Zoning Ordinance be GRANTED to allow a 6’ high vinyl privacy fence that is a visual barrier to be erected in the secondary front yard as depicted on the plans submitted with the application. This approval is granted subject to the following conditions: (1) that the fence not be located in the sight triangle and (2) that the fence be a minimum of 3 feet from the inner sidewalk. The applicant agrees with conditions.

Member Brooks seconds the motion.

All in favor 5-0.

Petition #4: Good Stuff Thrift, 543 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-013-018; Zoned HC. Dimensional variance to install sign on roof of building. Section 209-45.I.(2)(d)[2][d][iv].

Atty. Sander marks ZHB Exhibits 1 –5 and Exhibits A-1 and A-2 (neighbor notification).

Public Comment

Roland Kinney, 36 Avenrowe Court, Fairless Hills. Mr. Kinney states that he has no objection to both signs and that if at some point in the future they move their business out of the building that they take their signs.

Member Miles makes a motion that the application of Thomas Hudson of Good Stuff Thrift, Inc., for a variance from Sec. 209-45.I.(2)(d)(2)[d][iv] of the Falls Township Zoning Ordinance be GRANTED to allow two business identification signs each measuring 6’ x 24’ (144 sq. ft.) be placed on the roof of the building located at 543 Lincoln Highway, Fairless Hills, PA 19030, where no roof signs are permitted, as depicted on the plan submitted with the application. This approval is granted subject to the following condition: the sign will be removed upon the vacating of the business of Good Stuff Thrift, Inc.. The applicant agrees to the condition.

Member Molle seconds the motion.

All in favor 4-1, Powers dissenting.

Hearing adjourned 7:57 p.m.