

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

***** Revised 4/25/18 *****

DATE: *May 8, 2018*

TIME: *7:00 p.m.*

PLACE: *Falls Township Municipal Complex, 188 Lincoln Highway*

Petition #1: Harry T. Lyons, Jr., 45 Kennedy Drive, Fairless Hills, PA 19030; TMP #13-007-007; Zoned: MHC. Requesting a dimensional variance to erect a covered porch which encroaches into the front yard setback. Section 209-18 and Table 3.

Petition #2: Edward and Silda Gardner, 531 Austin Drive, Fairless Hills, PA 19030; TMP #13-007-017; Zoned: NCR. Requesting a dimensional variance to construct a front and a rear addition which encroaches into the side yard setback. Section 209-20 and Table 1.

Petition #3: Arsen Drobakha, 1497 Old Bristol Pike, Morrisville, PA 19067; TMP #13-040-056; Zoned: MHC. Use variance to allow the expansion of the pre-existing non-conforming use to permit the storage of up to five automobiles in an area not to exceed 1,500 square feet. Section 209-18.

Petition #4: Mealey's Furniture, 1001 New Ford Mill Road, Morrisville, PA 19067; TMP #13-051-001-001; Zoned: HI. Use variance to open an outlet store for 40 hours a week for eight to ten weeks. Section 209-29.

Petition #5: AAA Club Alliance (AAA Mid-Atlantic): Oxford Valley Plaza, 500-516 Oxford Valley Road, Langhorne, PA 19047. TMP 13-003-035-001 and 22-057-011-001. Seeking a variance to remove eleven (11) parking spaces, or in the alternative an Appeal of the Zoning officers' determination that such relief is required pursuant to Section 209-23(I)(1) of the Falls Township Zoning Ordinance.

Petition #6: PharmaCann, LLC, 150 Roebling Road a/k/a/ 150 Solar Drive, Morrisville, PA 19067; TMP #d13-051-001-024. Requesting a Special Exception to allow the above property to be used as a medical marijuana grower / processor, or in the alternative, seeking an extension of the Special Exception approval previously granted. Section 209-30.I.