

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** August 8, 2023  
**TIME:** 7:00 p.m.  
**PLACE:** Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047

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**Petition #1: Taylor and Suzy Cox**, 18 Chamberlain Way, Fallsington, PA 19054; TMP #13-024-062; Zoned: NCR. Requesting a dimensional variance to allow a fence in the secondary front yard. Section 209-37.C(2).

**Petition #2: Michael Pone**, 7 Vine Lane, Levittown, PA 19054; TMP #13-019-306; Zoned: NCR. Requesting a dimensional variance for a rear yard setback to construct a covered porch. Section 209-20.F and Table 1.

**Petition #3: Sardar Jaaf**, 201 Valarie Road, Morrisville, PA 19067; TMP #13-033-118; Zoned: MHR. Requesting a dimensional variance for a side yard setback to construct an addition. Section 209-15.F and Table 1.

**Petition #4: AVA Express LLC**, Old Bristol Pike and Mill Creek Road, Morrisville, PA 19067; TMP #13-040-008; Zoned: LI. Requesting the following dimensional variances to construct a motor vehicle (truck) repair garage: **Section 209-27.F** – to permit a front yard setback to Old Bristol Pike of 10 ft. where 100 ft. setback is required; **Section 209-42.B(1)** – to permit no clustered planting along two corners of the lot lines, where the distance from the parking area to the lot/street line is less than 10 feet; and **Section 209-42.H(17)** – to permit 7 parking spaces where 62 parking spaces are required.

**Petition #5: Night and Day Properties, LLC**, 99 Bristol Oxford Valley Road, Langhorne, PA 19047 and 119 Trenton Road, Fairless Hills, PA 19030; TMP #13-001-002 and #13-001-008; Zoned: HR. Requesting the following dimensional variances for the construction of a 28-unit townhome community: **Section 209-16 (F) and Table 1A for individual lots within the tract**, such as: *Lot Area*: To permit 1,080 square foot, whereas 1,800 square foot is otherwise required; *Lot Width*: To permit 15 feet, whereas 18 feet is otherwise required; *Front Yard Setback*: To permit 23 feet, whereas a 25 feet minimum is otherwise required for townhouses with garages; *Side Yard Setback*: To permit a 10 feet side yard setback, whereas 20 feet minimum is otherwise required for townhouses end units; *Maximum Building Coverage*: To permit a maximum building coverage of 60%, whereas 30% maximum is otherwise permitted; *Maximum Impervious Coverage*: To permit maximum impervious surface ratio of 75%, whereas 60% maximum is otherwise allowed.

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**Section 209-16(F) and Table 2 for the overall tract**, such as: *Minimum Tract Area*: To permit 2.18 acres whereas 6 acres is otherwise required; *Minimum Lot Width*: To permit 285 feet, whereas otherwise 600 feet is required; *Perimeter Yard*: To permit 15 feet, whereas 35 feet is otherwise required; *Minimum Distance Between Buildings*: To permit 20 feet between buildings, whereas 50 feet is otherwise required; *Minimum Outdoor Recreation Area*: To permit no outdoor recreation area, whereas 250 sq. ft. of outdoor recreation area is otherwise required.

**Sections 209.16-1(E)(1)(b) and 209-38.1.E(3)** to provide less than the required 50 ft. buffer yard for the overall tract.

**Section 209-42.B(1)** to not provide the required planting strip whereas a clustered planting of dense plant material no less than 4 ft. in height and 10 ft. in width is otherwise required to be between off-street parking areas and any lot lines.

**Section 209-42.H(2)(a)** to provide 67 off-street parking spaces where 84 off-street parking spaces would be required.