

## AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **January 12, 2016 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

**Petition #1: Joseph Evans**, 155 Pinewood Drive, Levittown, PA 19054; TMP #13-025-201; Zoned NCR. Requesting a dimensional variance to erect a shed which exceeds the maximum allowable impervious surface. Section 209-20 and Table 1.

**Petition #2: Dennis Askey**, 109 Village Lane, Levittown, PA 19054; TMP #13-019-122; Zoned: NCR. Requesting a dimensional variance to allow driveway to encroach into 2 ft. side yard setback. Section 209-43.1(4).

**Petition #3: U.S. Venture, Inc.**, 355 Newbold Road, Fairless Hills, PA 19030; TMP #13-028-061 and #13-028-060-001 for variances from the following sections of the Falls Township Zoning Ordinance: **Parcel 13-028-060-001 (FM District)** Section 209-26(B) to allow a CNG fueling station as a permitted use; Section 209-26 Table 5 to permit the fueling canopy to be located within 20.1 feet from the front yard and 46 feet from the east side yard; Section 209-26 Table 5 to allow greater than 80% maximum impervious surface (83% proposed); Section 209-34(C) to allow for an accessory structure to be placed in a front yard; Section 209-42(D) to eliminate curbs along the driveways; Section 209-42(B)(1) to allow existing vegetation to satisfy the requirements from this section which require dense plant material between off-street parking areas and property lines and street lines; Section 209-42(D) to remove the requirement that curbing be placed in parking and loading areas; Section 209-42(H)(15) to eliminate the requirement of providing employee parking for the fueling station; Section 209-42(I) to eliminate the need for off-street loading for the proposed fueling station. **Parcel No. 13-028-061 (PIP District)** Section 209-28(B) to allow a CNG fueling station as a permitted use; Section 209-28(F) Table 5 to allow greater than 70% impervious surface (93% is proposed); Section 209-28(G)(2) to allow pavement to be within the first 30 feet against a street line and within 10 feet of a lot line; Section 209-42(D) to eliminate curbs along the driveways; Section 209-41(D) to waive the requirement for parking and loading areas be paved and allow the existing gravel lots to remain; Section 209-42(E) to allow a driveway width of 34 feet for the existing driveway but which is not part of this development proposal; Section 209-42(B)(1) to allow existing vegetation to satisfy the requirements from this Section which require dense plant material between off-street parking areas and property lines and street lines; Section 209-42(H)(15) to eliminate the requirement of providing employee parking for the fueling station; Section 209-28(H)(20)(a) to waive the requirement for parking and loading areas be paved and curbed; and Section 209-42(I) to eliminate the need for off-street loading for the proposed fueling station.

**Petition #4: Falls Industrial Park, LC**, 221-B Lower Morrisville Road, Fallsington, PA 19054; TMP #13-032-084; Zoned PIP. Requesting a use variance to allow the parking of armored vehicles within a building in the PIP District. Section 209-28.

**Petition #5: TruckSmart, Inc.**, 905 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-022-001, #13-028-022-002; #13-028-022-003; Zoned: HC. Requesting a dimensional variance to allow the installation of a 6 ft. high fence in the front yard. Sections 209-37(C) and 209-37(C)(3).