

**FALLS TOWNSHIP
ZONING HEARING BOARD
MAY 10, 2016**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:08 p.m.

Members present: Brooks, D’Oria, Molle, Powers

Members absent: Henderson, Miles

Also present: Thomas Bennett, Zoning Officer/ CCEO; Ed Neubauer, Code Enforcement Officer; Keith Bidlingmaier, Esquire, ZHB Solicitor; Karen Browndorf, Court Stenographer

Petition #1: Michael J. Hearn, 204 Liberty Drive, Langhorne, PA 19047; TMP #13-004-779; Zoned: HRTTH. Requesting a dimensional variance to erect a deck which encroaches into the 25 ft. rear yard setback. Section 209-16.1 and Table 2A.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8.

Michael Hearn presents the application. I just moved into the area six months ago and love the neighborhood. However, the back deck is too small. I am requesting to extend my deck by making it 15 ft. by 20 ft. which would be consistent with many of the other townhouses.

Member Powers asks how far the setback will be with the new deck.

Mr. Hearn responds 20 ft.

No other Board questions.

No public comment.

Member Powers makes a motion that the application of Michael J. Hearn for a variance from Section 209-16.1 and Table 2-A of the Falls Township Zoning Ordinance be GRANTED to build within the 25 ft. rear setback at the property located at 204 Liberty Drive, Langhorne, PA, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Brooks seconds the motion.

All in favor 4-0. Motion carries.

7:08 pm. Hearing adjourned