

FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: *April 11, 2017*
TIME: *7:00 p.m.*
PLACE: *Falls Township Municipal Complex, 188 Lincoln Highway*

Extension Request – Chris Balis – 1294 Bristol Pike, Morrisville

Petition #1: Susan Snipes-Wells, 882 West Bridge Street, Morrisville, PA 19067; TMP #13-028-030; Zoned: CR. Requesting a use variance to change the use of a single family home to two units. Section 209-25.

Petition #2: Bryan Eccleston, 101 Canterbury Road, Fairless Hills, PA 19030; TMP #13-007-311; Zoned: NCR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C.

Petition #3: Edwin A. Alvarez, 90 Elderberry Lane, Levittown, PA 19054; TMP #13-026-434; Zoned: NCR. Requesting a dimensional variance to allow a shed to encroach into the 15 ft. minimum distance between buildings. Section 209-20 and Table 1.

Petition #4: Rick Gavril, 504 South Olds Boulevard, Fairless Hills, PA 19030; TMP #13-015-223; Zoned: NCR. Requesting dimensional variances for a fence in the secondary front yard and a shed encroaching into the setback line. Section 209-37.C(3) and 209-34.E.

Petition #5: Charles Costello, 79 Black Pine Lane, Levittown, PA 19054; TMP #13-022-087; Zoned: NCR. Requesting a dimensional variance to allow a shed to encroach into the 15 ft. minimum distance between buildings. Section 209-20 and Table. 1.

Petition #6: John F. Wilson, III, 92 Briarroot Lane, Levittown, PA 19054; TMP #13-022-171; Zoned: NCR. Requesting a dimensional variance to allow a shed to encroach into the 15 ft. minimum distance between buildings. Section 209-20 and Table. 1.

Petition #7: Thomas Alvino, 118 Canterbury Road, Fairless Hills, PA 19030; TMP #13-007-315; Zoned: NCR. Requesting a dimensional variance to allow a garage to encroach into the 15 ft. minimum distance between buildings. Section 209-20 and Table. 1.

Petition #8: MLH Explorations, LLC, 150 Roebling Road a/k/a 150 Solar Drive, Morrisville, PA 19067; TMP #13-051-001-024; Zoned: MPM. Requesting a Special Exception to allow the above property to be used as a medical marijuana grower / processor. Section 209-30.L.

Petition #9: PharmaCann, LLC, 150 Roebling Road a/k/a 150 Solar Drive, Morrisville, PA 19067; TMP #13-051-001-024; Zoned: MPM. Requesting a Special Exception to allow the above property to be used as a medical marijuana grower / processor. Section 209-30.L.

Petition #10: Trenton Auto Recycling, Inc., d/b/a South End Auto Recycling, 791 W. Bridge Street, Morrisville, PA 19067; TMP #13-028-082; Zoned: HC. Requesting a use variance to allow auto salvage yard in Highway Commercial District (Section. 209-23) and a Special Exception to allow used car sales (Section 209-23.C(6)).

Petition #11: CalAtlantic Group, Inc. 166-68 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-005-002-035 (164 Mercer Court); TMP #13-005-002-036 (162 Mercer Court); TMP #13-005-002-037 (160 Mercer Court); TMP #13-005-002-038 (158 Mercer Court); TMP #13-005-002-039 (156 Mercer Court); TMP #13-005-002-040 (154 Mercer Court); TMP #13-005-002-045 (110 Mercer Court); TMP #13-005-002-046 (108 Mercer Court); TMP #13-005-002-047 (106 Mercer Court); TMP #13-005-002-048 (104 Mercer Court); TMP #13-005-002-049 (102 Mercer Court); and TMP #13-005-002-050 (100 Mercer Court). Zoned: HC. Requesting dimensional variances to permit portions of the building containing units 45 through 50 to be located closer than 20 ft. from portions of the building containing units 35 through 40. Section 209-23 and Table 4.

Petition #12: Bucks Research & Growth Group, LLC, 80 M-Y Lane, Morrisville, PA 19067; TMP #13-28-075-002 and #13-028-075-003; Zoned: LI. Requesting a use variance to operate a medical marijuana growing facility. Section 209-27.

Petition #13: Mill Creek Inn, 1 Mill Creek Road, Morrisville, PA 19067; TMP #13-040-022; Zoned: LI. Requesting dimensional variances to allow a new pylon sign. Section 209-45.I.(2)(d)[2][a] and Section 209-45.I.(2)(d)[2][d][i][A].

Petition #14: C&J Tire Services, Inc., 127 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-004-642; Zoned: HC. Requesting dimensional variances for modification of existing building which will encroach into the front yard setback as well as approval of pre-existing non-conformities. Section 209-23, Table 4, Section 209-41 and Section 209-42.