

FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: *August 8, 2017*
TIME: *7:00 p.m.*
PLACE: *Falls Township Municipal Complex, 188 Lincoln Highway*

Petition #1: Michael and Jillian Barnhard, 16 Little Lane, Levittown, PA 19054; TMP #13-041-339; Zoned: NCR. Requesting dimensional variances to construct an addition and a driveway which encroach into the side yard setback. Section 209-20, Table 1, and Section 209-43.1.C(4).

Petition #2: Edward and Donna Williams, 141 Liberty Drive, Langhorne, PA 19047; TMP #13-004-900; Zoned: HR/TH. Requesting a dimensional variance to construct a deck which encroaches into the rear yard setback. Section 209-16.1 and Table 2A.

Petition #3: MedExpress, 100 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-004-085; Zoned: HC. Requesting dimensional variances to construct a new walk-in doctor's office which encroaches into the front and side yard setbacks. Section 209-23.G and Table 4.

Petition #4: 84SLB1 LLC, 315 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-003-015-001; Zoned: HC. Requesting dimensional variances to allow construction of an outside display area within the front yard of the parcel and relocation of the security fence along the perimeter of the storage area which currently encroaches into the front and side yard setbacks. Section 209-23.H(3)(b) and Section 209-34.E.

Petition #5: Accu-Fire Protection, Inc., 8 Progress Drive, Morrisville, PA 19067; TMP #13-047-166-009; Zoned: HI. Requesting dimensional variances to permit construction of a 48,150 sq. ft. free-standing new building; specifically, to permit future parking to be located 20.1 ft. from the street line in lieu of the 30 ft. setback and to permit a loading zone to be located which would straddle the common boundary line between applicant/owner's two properties (Sections 209-29.G(1) and 209-42.J(3)); and to permit a loading area to be located in the front yard in lieu of the otherwise mandated side and rear yards (Section 209-34.E).

