

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

*Page 1 of 2*

**DATE:** *June 12, 2018*

**TIME:** *7:00 p.m.*

**PLACE:** *Falls Township Municipal Complex, 188 Lincoln Highway*

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**Petition #1: Nazim Yilmaz**, 2 Walnut Lane, Levittown, PA 19054; TMP #13-025-068; Zoned: NCR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.

**Petition #2: Rock Springs Apartments**, 937 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-028-025; Zoned: HR. Requesting a dimensional variance to erect a fence in the front yard. Section 209-37.

**Petition #3: Pennwood Crossing**, 5315 Glenloch Drive, Morrisville, PA 19067; TMP #13-047-030-4833; Zoned: MHC. Requesting a dimensional variance to install a manufactured home on lot which encroaches into the minimum distance of 25 ft. between manufactured homes. Section 209-18 and Table 3.

**Petition #4: Arsen Drobakha, CONT'D FROM 5/8/18** -- 1497 Old Bristol Pike, Morrisville, PA 19067; TMP #13-040-056; Zoned: MHC. Use variance to allow the expansion of the pre-existing non-conforming use to permit the storage of up to five automobiles in an area not to exceed 1,500 square feet. Section 209-18.

**Petition #5: PharmaCann, LLC, CONT'D FROM 5/8/18** -- 150 Roebling Road a/k/a/ 150 Solar Drive, Fairless Hills, PA 19030; TMP #13-051-001-024; Zoned: MPM. Requesting a Special Exception to allow the property to be used as a medical marijuana grower / processor, or in the alternative, seeking an extension of the Special Exception approval previously granted. Section 209-30.L(1).

**Petition #6: MLH 150 Roebling, LLC**, 150 Roebling Road a/k/a/ 150 Solar Drive, Fairless Hills, PA 19030; TMP #13-051-001-024; Zoned: MPM. Requesting a Special Exception to allow the property to be used as a medical marijuana grower / processor, or in the alternative, seeking an extension of the Special Exception approval previously granted. Section 209-30.L(1).

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***Petition #7: AAA Club Alliance (AAA Mid-Atlantic): CONT'D FROM 5/8/18*** --Oxford Valley Plaza, 500-516 Oxford Valley Road, Langhorne, PA 19047. TMP 13-003-035-001 and 22-057-011-001. Seeking a variance to remove eleven (11) parking spaces, or in the alternative an Appeal of the Zoning officers' determination that such relief is required pursuant to Section 209-23(I)(1) of the Falls Township Zoning Ordinance.

***Petition #8: Oak Restaurants, LP***, 500 Commerce Boulevard, Fairless Hills, PA 19030; TMP #13-003-034; Zoned: SC. Requesting a dimensional variance to accommodate improvements to existing business consisting of installing a walk-in freezer, 300 sq. ft. addition and covering patio for outdoor seating dealing with minimum side yard and outdoor seating. Sections 209-24, Table 4 and Section 209-23(H)(3)(a).

***Petition #9: Mealey's Furniture***, 130 Enterprise Avenue, Morrisville, PA 19067; TMP #13-047-166-008; Zoned: HI. Requesting a use variance to allow retail sales to be conducted at this location for approximately 40 hours per week. Section 209-29.