

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *May 9, 2023*

TIME: *7:00 p.m.*

PLACE: *Falls Township Municipal Complex, 188 Lincoln Hwy,
Public Meeting Room,
Fairless Hills, PA 19030*

Petition #1: **Kristin Dunham**, 247 Guilford Road, Fairless Hills, PA 19030; TMP #13-016-184; Zoned: NCR. Requesting a dimensional variance for driveway width which exceeds the 20 ft. allowable width of the right of way. Section 209-43.1.C(3).

Petition #2: **Matthew and Mary Petty**, 267 Elbow Lane, Morrisville, PA 19067; TMP #13-054-252; Zoned: NCR. Requesting a dimensional variance for a rear yard setback to construct an enclosed rear porch. Section 209-20.F and Table 1.

Petition #3: **Adrienne Baughman**, 113 Independence Drive, Morrisville, PA 19067; TMP #13-030-497; Zoned: NCR. Requesting a dimensional variance for a side yard setback to construct a covered deck. Section 209-20.F and Table 1.

Petition #4: **Dolly and Family LLC**, 826 Austin Drive, Fairless Hills, PA 19030; TMP #13-016-238; Zoned: NCR. Requesting the following dimensional variances to construct an addition: **Section 209.20.F, Table 1** -- a side yard setback of 4 ft. which exceeds the allowable 10 ft.; **Section 209.20.F, Table 1** -- a front yard setback of 15 ft. which exceeds the allowable of 25 ft.; and **Section 209-41** -- the expansion of a non-conforming structure beyond 50% of the existing footprint.

Petition #5: **Falls Township Fire Co. No. 1**, 310 Yardley Avenue, Fallsington, PA 19054; TMP #13-032-081; Zoned: IN. Requesting a use variance to allow the fenced portion in the rear of the property for storage of equipment and vehicles pending pickup / inspection and/or transport by/to lawful agents of insurance companies, repair shops and registered owners. Section 209-20.1.B.

[See page 2]

Petition #6: Night and Day Properties LLC, 99 Bristol-Oxford Valley Road, Langhorne, PA 19047; TMP #13-001-002 and #13-001-008; Zoned: HR. Requesting the following dimensional variances for the construction of a 34-unit townhome community: **Section 209-16 (F) and Table 1A for individual lots within the tract**, such as: *Lot Area*: To permit 1,080 sf, whereas otherwise 1,800 sf is required; *Lot Width*: To permit 15 feet, whereas otherwise 18 feet minimum is required; *Front Yard*: To permit 23 feet, whereas otherwise 25 feet minimum is required for townhouses with garages; *Side Yard*: To permit 10-foot side yard, whereas otherwise 20 feet minimum is required for townhouses end units; *Maximum Building Coverage*: To permit 60%, whereas otherwise 30% is allowed; *Maximum Impervious Coverage*: To permit 75%, whereas otherwise 60% is allowed.

Section 209-16(F) and Table 2 for the overall tract, such as: *Minimum Tract Area*: To permit 2.18 acres whereas otherwise 6 acres is required; *Minimum Lot Depth*: To permit approximately 285 feet, whereas otherwise 600 feet (overall tract) is required; *Perimeter Yard*: To permit 15 feet, whereas otherwise 35 feet is required; *Minimum Distance Between Buildings*: To permit 20 feet between buildings, whereas otherwise 50 feet is required; *Minimum Outdoor Recreation Area*: To permit no outdoor recreation, whereas otherwise 250sf/dwelling unit is required.

Section 209-38.E.A.E(3) to permit no buffer for the overall tract, whereas a 50-foot buffer yard is otherwise required.

Section 209-42.B(1) to permit for no planting strip whereas a clustered planting of dense plant material not less than 4' in height and 10' in width is otherwise required to be between off-street parking areas and any lot lines.

Section 209-42.H(2)(a) to not require parking for recreation areas, whereas such parking spaces are otherwise required.