

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: July 11, 2023
TIME: 7:00 p.m.
PLACE: *Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047*

Petition #1: Premium Truck Repair, 225 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-003-016-001; Zoned: OIP. Requesting a use variance to allow commercial repairs for trucks and trailers. Section 209-32.1.B(1).

Petition #2: Night and Day Properties LLC, (CONT'D FROM 6/13/23) 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 ft. in height and 10 ft. 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.