

AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **December 8, 2015 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

Petition #1: Dennis Dewitt, 57 Pond Lane, Levittown, PA 19054; TMP #13-042-070; Zoned: NCR. Requesting dimensional variances to install an inground pool which encroaches into the side yard setback and the minimum distance from edge of water to building. Section 209-46.

Petition #2: Cathleen McGarvey, 55 Tall Pine Lane, Levittown, PA 19054; TMP #13-023-136; Zoned: NCR. Requesting a dimensional variance to erect a shed which encroaches into the minimum distance between buildings. Section 209-20 and Table 1.

Petition #3: U.S. Venture, Inc., 355 Newbold Road, Fairless Hills, PA 19030; TMP #13-028-061 and #13-028-060-001 for variances from the following sections of the Falls Township Zoning Ordinance: **Parcel 13-028-060-001(FM District)** Section 209-26(B) to allow a CNG fueling station as a permitted use; Section 209-26 Table 5 to permit the fueling canopy to be located within 20.1 feet from the front yard and 46 feet from the east side yard; Section 209-26 Table 5 to allow greater than 80% maximum impervious surface (83% proposed); Section 209-34(C) to allow for an accessory structure to be placed in a front yard; Section 209-42(D) to eliminate curbs along the driveways; Section 209-42(B)(1) to allow existing vegetation to satisfy the requirements from this section which require dense plant material between off-street parking areas and property lines and street lines; Section 209-42(D) to remove the requirement that curbing be placed in parking and loading areas; Section 209-42(H)(15) to eliminate the requirement of providing employee parking for the fueling station; Section 209-42(I) to eliminate the need for off-street loading for the proposed fueling station. **Parcel No. 13-028-061 (PIP District)** Section 209-28(B) to allow a CNG fueling station as a permitted use; Section 209-28(F) Table 5 to allow greater than 70% impervious surface (93% is proposed); Section 209-28(G)(2) to allow pavement to be within the first 30 feet against a street line and within 10 feet of a lot line; Section 209-42(D) to eliminate curbs along the driveways; Section 209-41(D) to waive the requirement for parking and loading areas be paved and allow the existing gravel lots to remain; Section 209-42(E) to allow a driveway width of 34 feet for the existing driveway but which is not part of this development proposal; Section 209-42(B)(1) to allow existing vegetation to satisfy the requirements from this Section which require dense plant material between off-street parking areas and property lines and street lines; Section 209-42(H)(15) to eliminate the requirement of providing employee parking for the fueling station; Section 209-28(H)(20)(a) to waive the requirement for parking and loading areas be paved and curbed; and Section 209-42(I) to eliminate the need for off-street loading for the proposed fueling station.

Petition #4: 115 Lincoln Highway, LLC, north side of Lincoln Highway (U.S. Rte. 1) east of intersection with Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-004-608, #13-004-609, #13-004-612, #13-004-616 and #13-004-617 requests variances from the following sections of the Falls Township Zoning Ordinance: Section 209-23.G and 209, attachment 7, Table 4 to permit a 52' front yard setback for car wash building and a 10' front yard setback for the

payment kiosks and canopy from the Edward Street Right-of-Way; Section 209-34.D and 209, Attachment 7, Table 4 to permit an accessory building/structure to be located 0' from the principal car wash building; Section 209-23.E, Section 209-23.H(3)(b) and Section 209-34.E to permit the vacuum area, parking, loading areas and other accessory uses, buildings and structures, signs, kiosks, dumpster, etc. associated with the car wash to be located in the front yard since the vacuum area component is accessory to the aforesaid car wash; Section 209-42.H(19) to permit vehicular entrance to the single tunnel car wash to be in accordance with the plan which would permit vehicles to enter from the "side" of the building rather than requiring all vehicular access to the car wash from the rear of the building; Section 209-42.I to permit loading areas to face Edward Street; Section 209-43.D to permit the lighting levels to exceed 1 footcandle at the property lines.

Petition #5: Falls Industrial Park, LC, 221-B Lower Morrisville Road, Fallsington, PA 19054; TMP #13-032-084; Zoned PIP. Requesting a use variance to allow the parking of armored vehicles within a building in the PIP District. Section 209-28.