

FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: *November 14, 2017*

TIME: *7:00 p.m.*

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

Petition #1: Theresa McKeown and Carl Newtown, Fairless Hills, PA 19030; TMP #13-017-228; Zoned: NCR. Requesting a dimensional variance to erect an accessory structure on said lot where there is no main building. Section 209-34.B.

Petition #2: Forman Sign Company, 1279 Bristol Pike, Morrisville, PA 19067; TMP #13-047-042; Zoned: NC. Requesting dimensional variances to erect a freestanding sign which is over the allowable maximum height above grade for a freestanding sign (Section 209-45.I(2)(c)[2][d][i][B]) and which encroaches into the 25 ft. setback from all property edges (Section 209-45.I(2)(c)[2][a]).

Petition #3: Paul Burns, 218 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-007-006; Zoned: HC. Requesting a modification of a special exception granted on March 11, 2014 which imposed a limitation of seventeen (17) cars for sale at any one time. Section 209-23.C.(6).

Petition #4: Norman Marrasso, 364 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-005, #13-035-038 and #13-035-039; Zoned: NC. Requesting the following variances: **(1)** to allow a use for the lease area of contractor garage and outside storage (Section 209-22.B); **(2)** to allow outside storage as an accessory use within the lease area (Section 209-22.C); **(3)** to allow a front yard less than 70 ft. in the lease area, to allow a side yard less than 15 ft. in the lease area, to allow a lot depth of less than 125 ft. in the lease area, to not require a 25 ft. buffer along the rear property line in the lease area, to allow a lease area of less than 20,000 sq. ft. (Section 209-22.E and Table 4); **(4)** to allow outside storage of equipment (Section 209-22.F(3)); **(5)** to allow areas within the lease area to not be landscaped (Section 209-22.F(5)); and **(6)** to not require asphalt paving within the storage area (Section 209-42.D).

Petition #5: Shades of Green, Inc., Intersection of Post Road and Royal Avenue, Morrisville, PA 19067; TMP #13-047-081-001; Zoned: HI. Requesting dimensional variances to construct a 22,500 sq. ft. warehouse and offices, specifically: **(1)** to permit a front yard setback of 92 ft. in lieu of the required 100 ft. and a side yard setback of 27 ft. in lieu of the required 30 ft. (Section 209-29.F and Table 5); **(2)** to permit parking or loading 11 ft. from any street line in lieu of the 30 ft. required and 5 ft. from any lot line in lieu of the 12 ft. required (Section 209-29.G(1)); **(3)** to allow a maximum of three access points along the lot frontage on Royal Avenue in lieu of the two access points required (Section 209-42.E); **(4)** to permit an accessory structure / parking lot in the front yard (Section 209-34.D and 209-34.E); and **(5)** to not require a 50 ft. buffer (Section 209-38.1.F(1)).