

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:**        *December 12, 2017*

**TIME:**        *7:00 p.m.*

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

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**Petition #1: Denis Mercurie**, 625 Warwick Road, Fairless Hills, PA 19030; TMP #13-018-090; Zoned: NCR. Dimensional variance to erect fence in secondary front yard. Section 209-37.(C)(3).

**Petition #2: Jesse Velez**, 61 Pleasant Lane, Levittown, PA 19054; TMP #13-042-037; Zoned: NCR. Dimensional variance to erect a shed which encroaches into the minimum distance between buildings. Section 209-20 and Table 1.

**Petition #3: CONT'D FROM NOV. 14<sup>TH</sup> HEARING: Norman Marrazzo**, 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 #4: Emilios Paraskevakis**, 8621 New Falls Road, Levittown, PA 19054; TMP #13-018-003-006; Zoned: NC. Dimensional variances to install a canopy sign. Section 209-45.E.(d), Section 209-45.F.(18), and Section 209-45.I.(2)[d][ii][A].

**Petition #5: Arsen Drobakha**, 1497 Old Bristol Pike, Morrisville, PA 19067; TMP #13-040-056; Zoned: MHC. Use variance to permit used car sales. Section 209-18.