

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

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**DATE:** *April 10, 2018*  
**TIME:** *7:00 p.m.*  
**PLACE:** *Falls Township Municipal Complex, 188 Lincoln Highway*

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*Extension Request – 1294 Bristol Pike, Morrisville, PA – Chris Balis*

**Petition #1: Beverly A. Mikuriya, M.D.**, 22 Fallsington-Tullytown Road, Levittown, PA 19054; TMP # 13-024-002; Zoned: NCR. Requesting a use variance to permit a physician office practice. Sections 209-41, 209-20 and 209-77.

**Petition #2: Arnie Lauth**, 55 Virburnum Lane, Levittown, PA 19054; TMP #13-019-513; Zoned: NCR. Requesting dimensional variances to install an above ground pool in the secondary front yard and to allow an accessory structure encroaching into the 25 ft. setback from the property line in the secondary front yard and encroaching into the minimum distance of 15 ft. between buildings. Section 209-46.A, 209-20 and Table 1.

**Petition #3: Chad Moore and Elizabeth Nesbitt**, 19 Tree Lane, Levittown, PA 19054; TMP #13-023-462; Zoned: NCR. Requesting dimensional variances to erect a fence in the secondary front yard and to erect an above ground pool in the secondary front yard which encroaches into the minimum distance of 15 ft. between buildings. Sections 209-37.C, 209-46.A and 209-46.E.

**Petition #4: James Chiarello**, 32 Howley Drive, Morrisville, PA 19067; TMP #13-054-224; Zoned: NCR. Requesting a dimensional variance to erect a wall in the secondary front yard. Sections 209-20.C(1) and 209-37.B.

**Petition #5: Arsen Drobakha, CONT'D FROM 3/13/18, 2/13/18, 1/9/18 and 12/12/17 HEARINGS**, 1497 Old Bristol Pike, Morrisville, PA 19067; TMP #13-040-056; Zoned: MHC. Requesting a use variance to permit used car sales. Section 209-18.

**Petition #6: Milex Prop., LLC**, 300 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-027; Zoned: NC. Requesting a dimensional variance to permit fewer parking spaces than required. Section 209-42.H(9).

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**Petition #7: Old Lincoln Hwy Partners, LLC**, Old Lincoln Highway, Morrisville, PA 19067; TMP #13-028-021; Zoned: LI. Requesting dimensional variances to erect a fence in the front yard (Section 209-34.E) and construct a stone storage yard, contractor office and outside storage which is over the allowable impervious coverage (Section 209-27.F).

**Petition #8: Paul Burns**, 218 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-007-006; Zoned: HC. Requesting a dimensional variance to install bollards in the front yard. Section 209-23.G and Table 4.