

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:**        *July 10, 2018*

**TIME:**        *7:00 p.m.*

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

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**Petition #1: Barbara Vandermiller**, 152 Elderberry Drive, Levittown, PA 19054; TMP #13-026-063; Zoned: NCR. Requesting a dimensional variance to erect a fence in the front yard. Section 209-37.C.

**Petition #2: Sebastian Compagnucci**, 59 Walnut Avenue, Morrisville, PA 19067; TMP #13-038-005; Zoned: NCR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C.

**Petition #3: April Deputy**, 76 Buttonwood Lane, Levittown, PA 19054; TMP #13-022-081; Zoned: NCR. Requesting a dimensional variance to erect a pool (swim spa) which encroaches into the minimum distance allowed between the water's edge and the principal structure and which encroaches into the minimum distance allowed from an accessory building or structure. Section 209-46.E.

**Petition #4: Arsen Drobakha, CONT'D FROM 6/12/18 and 5/8/18** -- 1497 Old Bristol Pike, Morrisville, PA 19067; TMP #13-040-056; Zoned: MHC. Use variance to allow the expansion of the pre-existing non-conforming use to permit the storage of up to five automobiles in an area not to exceed 1,500 square feet. Section 209-18.

**Petition #5: PF Langhorne LLC**, 100 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-004-085; Zoned: HC. Requesting variances in connection with the construction of a 7,151 sq. ft. Patient First building, specifically **(1)** Section 209-23.G -- front, side and rear yard setbacks; **(2)** Section 209-23.H(2) -- parking within the first 30 ft. adjacent to any street line and 10 ft. adjacent to any lot line; **(3)** Section 209-42.B(1) – dense plant material no less than 4 feet in height shall be provided and maintained between the off-street parking area and any lot line on street line; **(4)** Section 209-42.H(9) – amount of parking spaces; **(5)** Section 209-42.I – designated loading space; and **(6)** Section 209-42.E – maximum width of commercial driveway.