

**FALLS TOWNSHIP  
ZONING HEARING BOARD  
JUNE 11, 2019**

**Hearing commenced:** 7:00 p.m.

**Hearing adjourned:** 7:30 p.m.

**Members present:** Al Brooks, Scott D’Oria, Bill Kiernan, Dan Miles, Doug Molle

**Members absent:** None

**Also present:** Tom Bennett, Zoning Officer; Ed Neubauer, Code Enforcement Officer; Keith Bidlingmaier, ZHB Solicitor; Karen Browndorf, Court Stenographer

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**Petition #1: Victor Patti, 107 Trenton Circle, Fairless Hills, PA 19030; TMP #13-006-278; Zoned: NCR. Requesting a dimensional variance to erect a carport which encroaches into the side yard setback and minimum distance of 10 ft. between buildings. Section 209-20 and Table 1.**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8.

Victor Patti presents the application and states that he built a garage about two years ago with a concrete pad in the front of the garage. His intention at the time was to place a steel carport over the concrete pad when finances allowed him to do so. The structure will be the same material as the garage; the only difference is the carport will not have walls. When the garage and concrete pad was put in originally, the setback was three feet from the property line and 15 ft. away from any structure. However, the zoning changed and the requirement is now 4 feet from the property line and 10 feet away from any structures.

Discussion occurs around whether the carport would be attached to the garage (if so, it would require footings).

No further Board comment.

**Public Comment**

*Kacie Rickert*, lives next door, expresses her displeasure with the current garage being outside her bedroom window, the noise from the rain on a metal structure, and expresses her concern about the water runoff with the additional structure and the view from her bedroom window.

Mr. Patti states he was unaware of the water issue and will do what he can to see that it’s corrected (perhaps place gutters on the garage).

No further public comment.

Member D’Oria makes a motion that the application of Victor Patti requesting dimensional variances from Section 209-20 and Table 1 of the Falls Township Zoning Ordinance be GRANTED to erect a carport which encroaches into the side yard setback and minimum distance of 10 feet between

buildings at the property located at 107 Trenton Circle, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

**All in favor 5-0. Motion carries.**

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**Petition #2: AAA Mid-Atlantic Car Care Center, 516 N. Oxford Valley Road, Langhorne, PA 19047; TMP #13-003-035-001; Zoned: HC. Requesting dimensional variances to allow a wall sign to exceed the 32 sq. ft. per sign face requirement and to allow a second sign on the side wall where there is no public store entrance or a parking lot. Section 209-45.Q.(5).b and 209-45.Q.(5).a.**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7 and Applicant Exhibit A-1 (proof of neighbor notification).

Jim Malin from Urban Neon presents the application and states AAA Car Care signed a lease months ago and assumed that the signage would be granted based on the other tenants' signage. The new zoning ordinance allows 32 sq. ft. of signage, but all other tenants have much larger signs (Golf Galaxy, Mattress Factory, Bonefish Grill, Army Career Center). Our sign package is much less than those tenants; we are asking for 111 sq. ft. of signage. The lease was signed prior to the zoning ordinance change. The physical characteristics of the building (it sits approximately 28 feet below grade) is not a hardship created by the applicant. We are asking for 143 sq. ft. of signage for the store front façade, the rear signs and the additional PennDOT sign.

In response to some Board questions, Ken Chapman from AAA, adds that they are excited to be here and would want signage similar to the rest of the shopping center.

No public comment.

Member D'Oria makes a motion that the application of AAA Mid-Atlantic Car Care Center requesting a dimensional variance from Sections 209-45.Q.(5).b and 209-45.Q.(5).a of the Falls Township Zoning Ordinances be GRANTED to allow a second sign on the side wall where there is no public store entrance or a parking lot at the property located at 516 N. Oxford Valley Road, Langhorne, PA 19047, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board. This motion also includes exceeding the 32 sq. ft. per sign face requirement.

Member Molle seconds the motion.

**All in favor 5-0. Motion carries.**

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**Hearing adjourned 7:30 p.m.**