

NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, July 14, 2020 at 7:00 P.M. remotely via Zoom to consider the following application for appeals and/or variances from the Falls Township Zoning Ordinances. (Details to attend the virtual meeting are found below.)

The public may participate in the meeting by joining the Zoom meeting as outlined below:

Extension Request – 1294 Bristol Pike, Morrisville, PA 19067

Petition #1: Bill Hood, 613 Beaumont Avenue, Fairless Hills, PA 19030; TMP #13-015-097; Zoned: NCR. Requesting a dimensional variance to erect a shed which encroaches into the 10 ft. minimum distance between buildings. Section 209-20.F and Table 1.

Petition #2: Amber Griffies, 3 Primrose Lane, Levittown, PA 19054; TMP #13-041-039; Zoned: NCR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C(2).

Petition #3: Robert Galack, 99 Rice Drive, Morrisville, PA 19067; TMP #13-029-212; Zoned: MR. Requesting a dimensional variance to construct a 3-season room which encroaches into the 15 ft. side yard setback. Section 209-14.E and Table 1.

Petition #4: Steven Mulhern, 14 Vicar Lane, Levittown, PA 19054; TMP #13-019-454; Zoned: NCR. Requesting a dimensional variance to install a pool which encroaches into the minimum distance between buildings. Section 209-46.E.

Petition #5: Michael Farris, 223 Brentwood Drive, Fairless Hills, PA 19030; TMP #13-016-440; Zoned: NCR. Requesting dimensional variances to erect a detached garage which encroaches into the side and rear yard setbacks and which exceeds the allowable maximum surface coverage. Section 209-20.F and Table 1.

Petition #6: USS Real Estate, Energy Drive, Keystone Industrial Port Complex, Fairless Hills, PA 19030; TMP #13-051-001; Zoned: MPM. Requesting dimensional variances to permit a front yard setback of 30 feet where a 100 ft. setback is required (Section 209-30.D) and to permit accessory structures to be located within the front yard setback (Section 209-34.E).

Petition #7: Joe O'Donnell, Old Route 13, Morrisville, PA 19067; TMP #13-040-045; Zoned: LI. Requesting the following dimensional variances to allow a stone parking and loading yard: Section 209-27.H for Off Street parking; Section 209-40 for lighting requirements; Section 209-42.D for curbing; and Section 209-42.H(22)(a) to allow a stoned parking area and yard.

The meeting will be streamed on the Township's website at www.fallstwp.com and the Township's YouTube page. Both of those streams will be up to 30 seconds behind the meeting happening within Zoom.

The meeting will be on the Governmental Channel Comcast Channel 22 and Verizon Channel 40. This broadcast will appear in real time.

Anyone desiring to participate in the Zoning Hearing Board meeting is encouraged to call or log into the meeting prior to the 7:00 start time.

Join Zoom Meeting Login

<https://us02web.zoom.us/j/83316701007?pwd=SkldjFPK2pIZ29md1Y0OVIFMVBaZz09>

Meeting ID: 833 1670 1007

Password: 396309

Telephone Dial-in Audio Only (You will not see video)

929 205 6099 US (New York)

Meeting ID: 833 1670 1007

Interested members of the public may also email comments to m.takita@fallstwp.com, or mail public comments to Matthew K. Takita at 188 Lincoln Highway, Fairless Hills, PA 19030. If any member of the

public is requesting party status to the application or requires an accommodation to participate in the public hearing, please contact the Township as outlined above at least five (5) days prior to the public hearing.

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.