

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *December 12, 2023*
TIME: *7:00 p.m.*
PLACE: *Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047*

Petition #1: **Mark and Kelly DeBolt**, 1 North Turn Lane, Levittown, PA 19054; TMP #13-042-220; Zoned: NCR. Requesting a dimensional variance to allow a stone driveway. Section 209-43.1.

Petition #2: **Danja LLC**, 110 Central Avenue, Fairless Hills, PA 19030; TMP #13-005-[022; 022-001; 022-002]; 13-005-[112; 116; 138; 141; 142; 143; 144; 145; 147; 174; 175; 176]; 13-005-[202; 207; 208]; 13-005-140; 13-005-177; Zoned: HC. Requesting a use variance which shall permit truck and trailer parking as a principal use. Section 209-23.B.

Petition #3: **(CONT'D FROM 11/14/23, 10/10/23, 9/12/23) All State Auto Sales, LLC**, 981 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-034; Zoned: HC. Requesting a use variance to allow using back of the property to extend parking in addition to the currently existing used car dealership inventory of 90 vehicles. Sections 209-23.B and 209-23.E.

Petition #4: **(CONT'D FROM 11/14/23, 10/10/23, 9/12/23) Night and Day Properties, LLC**, 99 Bristol Oxford Valley Road, Langhorne, PA 19047 and 119 Trenton Road, Fairless Hills, PA 19030; TMP #13-001-002 and #13-001-008; Zoned: HR. Requesting the following dimensional variances for the construction of a 23-unit townhome community: **Section 209-16(F) and Table 1A, Minimum Lot Requirements for HR District**, relating to the minimum lot requirements for Townhouse and Other Single-Family Attached Dwelling as follows: (a) To permit a minimum lot area of 1,494 square feet whereas 1,800 square feet is otherwise required; (b) To permit a minimum lot depth of 83 feet, whereas 90 feet is otherwise required; (c) To permit a side yard setback of 10 feet whereas a minimum side yard setback of 20 feet is otherwise required for townhouses end units; (d) To permit a rear yard setback of 15 feet whereas a minimum rear yard of 30 feet is otherwise required; (e) To permit a maximum building coverage of 48.2% whereas a maximum building coverage of 30% is otherwise permitted; and (f) To permit maximum impervious surface ratio of 81.4% whereas maximum impervious surface of 60% is otherwise permitted allowed.

Section 209-16(F) and Table 2, Lot Requirements for HR and AQ Districts for the overall Subject Property as follows: (a) To permit a minimum tract area of 2.18 acres whereas 6 acres is otherwise required; (b) To permit a minimum lot depth of approximately 285 feet whereas 600 feet is otherwise required; (c) To permit a perimeter yard of 15 feet whereas 35 feet is otherwise required; (d) To permit a minimum distance between buildings of 20 feet whereas a minimum of 50 feet between buildings is otherwise required; (e) To not provide outdoor recreation area whereas 250 square feet of outdoor recreation area per dwelling unit is otherwise required; and (f) To not provide indoor recreation area whereas 10 square feet of indoor recreation area per dwelling unit is otherwise required.

Section 209-16.1(E)(1)(b) and 209-38.1.E(3) to provide less than the required 50 foot buffer yard for the overall tract.

Section 209-42.B(1) to not provide the required planting strip whereas a clustered planting of dense plant material not less than 4 ft. in height and 10 ft. in width is otherwise required to be between off-street parking areas and any lot lines.