



FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: Tuesday, November 10, 2026
TIME: 7:00 p.m.
PLACE: Falls Township Public Meeting Room
188 Lincoln Highway, Fairless Hills, PA 19030

Petition #1: Jeffrey Cook, 231 Woolston Drive, Morrisville, PA 19067; TMP #13-029-025; Zoned: NCR. Requesting dimensional variances for an accessory structure which must meet the dimensional requirements of the principal building because it exceeds 500 sq. ft. Section 209-20.C(1). The proposed 6 ft. side and rear yard setback are less than the required 10 ft. and 20 ft. respectively. Section 209-20.F and Table 1.

Petition #2: Christopher and Jessica Cook, 11 Little Lane, Levittown, PA 19054; TMP #13-041-276; Zoned: NCR. Applicants appeal from the Zoning Determination and request a reasonable accommodation be granted to permit (9) unrelated disabled individuals be permitted to reside on the Property as a family; or, in the alternative, seek a variance from the definition of family set forth in Section 209-5 be provided to permit nine (9) unrelated handicapped individuals to reside on the Property as a family.

Petition #3: Paul and Donna Burns, 600 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-158; Zoned: SC. Requesting a use variance to permit the property to be used as a body shop for Burns Automotive. Section 209-24.B.

Petition #4: WCL 12, LLC (Applicant), Joy Sill-Hopkins, Robert Calvin Hopkins and Douglas Weston Sill Hopkins (Owners), parcels along Tyburn Road / Trenton Road / Hillside Lane / Vermont Turn, Fairless Hills and Levittown, PA; TMP #13-020-149 / #13-020-150 / #13-020-151 / #13-020-153 / #13-020-163 / #13-020-163-001; Zoned: LR and NC. Requesting the following variances to permit a townhouse development in a split-zoned assemblage of lots: **Section 209-12.B** – Use variance in the LR District and NC District to permit townhouses; **Section 209-12.D** – side yard setback in LR District (12.7 ft. proposed instead of 30 ft. permitted); **Section 209-12.D** – impervious coverage in LR District (53% proposed instead of 20% permitted); **Section 209-12.F** – maximum height in LR District (35 ft. proposed instead of 30 ft. allowed); **Section 209-22.D** – maximum height in NC District (35 ft. proposed instead of 25 ft. allowed); **Section 209-16.1.E(1)** – buffer yards for all townhouse developments (less than 50 ft. proposed instead of 75 ft. permitted from single family detached residential districts and 50 ft. from all other boundaries); **Section 209-38.1.D** – buffer requirements (structures and parking within buffer yards proposed where no structures or parking is permitted within any buffer yard); and **Section 209-42.F(1)(b)** – parking in buffer areas (parking within buffer area proposed where no parking of vehicles is permitted in buffer areas).