

**FALLS TOWNSHIP
ZONING HEARING BOARD
MAY 9, 2017**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:30 p.m.

Members present: D’Oria, Henderson, Kiernan, Molle

Members absent: Miles, Brooks

Also present: Ed Neubauer, Code Enforcement Officer, Thomas Bennett, Zoning Officer/CCEO representing the Township; Keith Bidlingmaier, Esquire, ZHB Solicitor; Karen Browndorf, Court Stenographer

Petition #5: Trenton Auto Recycling, Inc., d/b/a South End Auto Recycling, 791 W. Bridge Street, Morrisville, PA 19067; TMP #13-028-082; Zoned: HC. Requesting a use variance to allow auto salvage yard in Highway Commercial District (Section. 209-23) and a Special Exception to allow used car sales (Section 209-23.C(6)).

Acting Chairman Henderson states that the applicant has withdrawn their petition.

Petition #1: Basavaraj and Vijayalakshmi Mannikeri, 13 Mount Airy Drive, Morrisville, PA 19067; TMP #13-034-078-039; Zoned: MHR. Requesting a dimensional variance to construct a deck which encroaches into the 30 ft. rear yard setback. Section 209-15 and Table 1.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 9.

Basavaraj Mannikeri presents the application. We have steps and would like to have a deck.

No Board comments.

No public comments.

Member Molle makes a motion that the application of Basavaraj and Vijayalakshmi Mannikeri for a dimensional variance from Section 209-15 and Table 1 of the Falls Township Zoning Ordinance be GRANTED to construct a deck which encroaches into the 30 ft. rear yard setback at the property located at 13 Mount Airy Drive, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kiernan seconds the motion.

All in favor 4-0. Motion carries.

Petition #2: Dustin Stoner, 52 Vermillion Drive, Levittown, PA 19054; TMP #13-019-270; Zoned: NCR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C(3).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 9.

Dustin Stoner presents the application. I’d like to install a white picket fence around the property, which is 4 ft. off the sidewalk. We have permission from the sewer authority to go over their easement.

Member Kiernan asks if it is in the sight triangle.

Mr. Neubauer responds no, it is not in the sight triangle.

Member D’Oria asks how high the fence is.

Mr. Stoner says 4 ft. high with open slats.

No public comment.

Member Molle makes a motion that the application of Dustin Stoner for a dimensional variance from Section 209-37.C(3) of the Falls Township Zoning Ordinance be GRANTED to erect a fence in the secondary front yard at the property located at 52 Vermillion Drive, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kiernan seconds the motion.

All in favor 4-0. Motion carries.

Petition #3: William T. Harding, 206 Coventry Road, Fairless Hills, PA 19030; TMP #13-004-081; Zoned: NCR. Requesting a dimensional variance to construct an addition which encroaches into the 25 ft. front yard setback. Section 209-20 and Table 1.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8.

William Harding presents the application. His neighbors on either side have no concerns with the addition, it is not blocking any view, and the addition will be flushed with the covered porch currently there.

Member D’Oria asks why the addition is going out front instead of the rear.

Mr. Harding states that the plumbing is in the front. If we put on a rear addition, we’d have to jack hammer up the floors in the house.

Acting Chairman Henderson asks if the existing covered porch will stay intact.

Mr. Harding states yes, it will remain intact.

No public comment.

Member Molle makes a motion that the application of William T. Harding for a dimensional variance from Section 209-20 and Table 1 of the Falls Township Zoning Ordinance be GRANTED to construct an addition which encroaches into the 25 ft. front yard setback at the property located at 206 Coventry Road, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kiernan seconds the motion.

All in favor 3-1, D’Oria dissenting. Motion carries.

Petition #4: Eric Hansen, 196 Pinewood Drive, Levittown, PA 19054; TMP #13-042-033; Zoned: NCR. Requesting dimensional variances to install a fence and shed in the secondary front yard. Section 209-37.C(3) and Section 209-34.E.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8.

Eric Hansen presents the application. The previous owner had installed a fence on the secondary front yard. We have a child we would like to keep safe. The shed was torn down in order to receive our occupancy permit in 2014 when we purchased the house. This is the best spot for the shed.

Member D’Oria asks what type of fence are you proposing.

Mr. Hansen says a 4 ft. shadow box fence, which is the same height as what is there now.

Member Molle asks how far off the sidewalk will the fence be installed.

Mr. Hansen states the fence will be 6 ft. back.

Acting Chairman Henderson asks if the shed will be 6 ft. back from the fence.

Mr. Hansen states that is correct.

Mr. Neubauer confirms that the fence is not within the sight triangle.

No public comment.

Member Molle makes a motion that the application of Eric Hansen for a dimensional variance from Section 209-37.C(3) and Section 209-34.E of the Falls Township Zoning Ordinance be GRANTED to install a fence and shed in the secondary front yard at the property located at 196 Pinewood Drive, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kiernan seconds the motion.

All in favor 4-0. Motion carries.

Hearing adjourned 7:25 p.m.