FALLS TOWNSHIP
ZONING HEARING BOARD

<u>AGENDA</u>

DATE: *April 9, 2019*
TIME: *7:00 p.m.*
PLACE: *Falls Township Municipal Complex, 188 Lincoln Highway*

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Extension Request – 1294 Bristol Pike, Morrisville – Chris Balis

Extension Request – 300 W. Trenton Avenue, Morrisville – Milex Properties LLC

Petition #1: **Doug Kurceba**, 269 Yorkshire Road, Fairless Hills, PA 19030; TMP #13-002-347; Zoned: NCR. Requesting a dimensional variance to allow the driveway width to be greater than 20 ft. Section 209-43.1(C).

*Petition #2***: Alem Muslic**, 91 Hedgerow Drive, Morrisville, PA 19067; TMP #13-011-008; Zoned: NCR. Requesting a dimensional variance to erect a fence in the front yard. Section 209-37.C.

Petition #3: **Thomas E. Trease**, 281 Thornridge Drive, Levittown, PA 19054; TMP #13-023-273; Zoned: NCR. Requesting a dimensional variance to construct an attached garage which encroaches into the side yard setback. Section 209-20 and Table 1.

Petition #4: **Chae and Lillion Yim**, 21 Lions Drive, Morrisville, PA 19067; TMP #13-054-020; Zoned: NCR. Requesting a dimensional variance to erect a fence in the front yard. Section 209-37.C.

Petition #5: **Diversified Realty Ventures, LLC**, 116 Amelia Drive, Levittown, PA 19054; TMP #13-019-156-001; Zoned: NCR. Requesting a use variance to allow apartments in the neighborhood conservation residential zoning district and a variance for parking. Section 209-20 and Section 209-42.

Petition #6: **Property Management.com, LLC**, 88 Canal Road (a/k/a 88 Towpath Rd), Fairless Hills, PA 19030; TMP #13-047-167; Zoned: PIP. Requesting a dimensional variance for maximum impervious surface ratio of 54% where a maximum of 50% is permitted. Section 209-28.F (Table 5).

Petition #7: **Sign-A-Rama,** 109 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-003-024; 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.