

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *February 11, 2020*

TIME: *7:00 p.m.*

PLACE: *Falls Township Municipal Complex, 188 Lincoln Highway*

Petition #1: **Harry T. Lyons, Jr.**, 45 Kennedy Drive, Fairless Hills, PA 19030; TMP #13-007-007; Zoned: MHC. Requesting a dimensional variance to allow front covered porch which encroaches into the front yard setback. Section 209-18.

Petition #2: **Tania Arch**, 351 Doone Road, Fairless Hills, PA 19030; TMP #13-006-166; Zoned: NCR. Requesting a dimensional variance for an addition which exceeds the allowable 50% expansion of a non-conforming building. Section 209-41.

Petition #3: **Timothy Graziano**, 981 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-034; Zoned: HC. Requesting a dimensional variance to allow an office trailer to encroach into the front yard setback. Section 209-23.G and Table 4.

Petition #4: **New Freedom Behavioral Health, LLC d/b/a Daybreak Treatment Solutions**, 72 Hillside Lane, Fallsington, PA 19054; TMP #13-020-165; Zoned: LR. Requesting a use variance to permit residential treatment and rehabilitation services to the residents at the property located in an LR District. Section 209-12. In the alternative, Applicant challenges the substantive validity of the Falls Township Zoning Ordinance as it relates to such use.