

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *April 9, 2024*
TIME: *7:00 p.m.*
PLACE: *Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047*

Petition #1: Andrew Degaetano, 228 Guilford Road, Fairless Hills, PA 19030; TMP #13-016-202; Zoned: NCR. Requesting a dimensional variance from the side yard setback since the addition exceeds 50% of the existing footprint. Section 209-20 and Table 1.

Petition #2: Leah Neidlinger, 56 New School Lane, Levittown, PA 19054; TMP #13-027-125; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. privacy fence along Noblewood Lane. Section 209-37.C(2).

Petition #3: Good Stuff Thrift (Thomas Hudson), 543 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-013-018; Zoned: HC. Requesting a dimensional variance to allow the proposed sign area to exceed the allowable 32 sq. ft. Section 209-45.Q(5)(b).

Petition #4: Falls Township Fire Co. 1, 310 Yardley Avenue, Fallsington, PA 19054; TMP #13-032-081; Zoned: IN. Requesting the following variances to construct building additions: **Section 209-20.1.E and Table 4** – to allow a minimum front yard building setback less than 100 feet as required on Table 4; to allow a maximum impervious surface ratio greater than 70% as required on Table 4; **Section 209-20.1.I** – to allow existing parking within 20 ft. to the street line without curbing and plantings as required by Section 209-22.F(2); **Section 209-38.1.E(4)** – to not provide 20 ft. buffer yards; **Section 209-40** – to not provide a lighting plan; **Section 209-42.B(1)** – to not provide landscaping between off-street parking and street lines or lot lines; **Section 209-42.C** – to not propose additional lighting fixtures; and **Section 209-42.E** – to allow an existing continuous open driveway greater than 30 ft. wide.

Petition #5: Falls Township Fire Co. 1, 310 Yardley Avenue, Fallsington, PA 19054; TMP #13-032-081; Zoned: IN. Requesting a use variance to allow the fenced lot in the rear to be used for vehicle storage for an erosion and sediment control landscape contracting business. Section 209-20.1.B.

Petition #6: CON'TD FROM 3/12/24 -- Jennifer Gage and James Pelissero, 8025 Mill Creek Parkway, Levittown, PA 19054; TMP #13-042-320; Zoned: NC. Requesting the following dimensional variances for a fast food restaurant: **Section 209-22.F** – to not require the first 20 ft. from the street line to be landscaped; **Section 209-23.E.(8)(a)[1]** – to not require a drive-thru bypass lane; **Section 209-34.E & K**; **Section 209-48.3.L.(1)** – to permit an accessory use to be located within the front yard and to have a front yard setback of 19.18 ft. where 70 ft. is otherwise required; **Section 209-42.B.(1)** – to not require a 10 ft. wide planting area between the off-street parking areas and any lot line or street line; **Section 209-42.H.(26)** – to allow 28 parking spaces where 36 spaces would otherwise be required; **Section 209-42.I** – to not require a designated space/area for loading and unloading; **Section 209-48.3.L.(2)** – to permit an outdoor dining area within 250 ft. of a residential use where 500 ft. would otherwise be required.

Petition #7: CONT'D FROM 3/12/24 - Laundry Properties, LLC, 316-320 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-030 and #13-035-031; Zoned: NC. Requesting the following variances: **Section 209-22.B** – to allow a self storage facility use, retail use and expansion of a residential use; **Section 209-22.F.2** – to permit parking areas to be 14.69 feet from any street line instead of the required 20 ft; and **Section 209-42.H** – to permit 15 parking spaces instead of the required 56 parking spaces.

Petition #8: CONT'D FROM 3/12/24 -- Al and Mary Episcopo, 8815 New Falls Road, Levittown, PA 19054; TMP #13-019-169, #13-019-168-001, #13-019-167; Zoned: NC/NCR. Requesting the following variances: **Section 209-20(B) and 209-22(B)** – to permit multi-family as a principal use; **Section 209-22(D)** – to permit a three-story building (48 ft. to roof peak); **Section 209-38.1(E)(3)** – to not require the stated minimum width of buffer yards from a multi-family residential development; **Section 209-22.E** – to permit a 25.8 ft. front yard setback in the NC District; **Section 209-42(E)** – to permit continuous open access in the parking field which is an existing non-conforming condition; and **Section 209-42(F)(1)** – to allow off-street parking to remain on an adjacent lot which is an existing non-conforming condition.

Petition #9: Brian Brzezinski, 654 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-014-231; Zoned: HC. Requesting the following variances: **Section 209-23.B** – to permit an apartment / condominium use (mid-to high-rise, 3 stories maximum); **Section 209, Table 4** -- To permit a front yard setback of 64.07 feet along Trenton Avenue and a front yard setback of 81.63 feet along Lincoln Highway instead of the required 100 feet. The latter request is a reduction in an existing non-conformity (existing front yard set-back along Lincoln Highway is 35.53 feet); To not require a 25-foot buffer along a residential district; To permit a maximum impervious surface coverage ratio of 75.42% where a maximum allowable is 70%; **Section 209-23.H(2)** – To permit the parking area to be 3.58 feet from property line instead of the required 10 feet and 6.05 feet from any street line instead of the required 30 feet; **Section 209-38.1.E(2)** – To not require a buffer yard along the NCR district (existing non-conformity); **Section 209-42.B(1)** To not require the clustered planting of dense plant material not less than four feet in height and 10 feet in width between the off-street parking areas and any lot line; and **Section 209-42.H.(2)(a)[1] and [4]** – To permit 168 parking spaces instead of the required 248 spaces, with up to 86 of those spaces placed in reserve.

Petition #10: Lower Bucks Homebuilders, LLC, Fallsington-Tullytown Road, Levittown, PA 19054; TMP #13-042-342 through 13-042-351; Zoned: NC. Requesting the following variances for the construction of three contractor garages ranging from 4,725 sq. ft. to 5,250 sq. ft. in conjunction with the consolidation of the numerous lots: **Section 209-22.B** – to allow contractor garage as a principal use; **Section 209-22.E** -- to allow minimum front yards of 20 ft. along Fallsington-Tullytown Road and 11 ft. from Bristol Pike; to allow a maximum building coverage of 41.2%; **Section 209-22.F(2)** – to allow drive aisles within 20 ft. adjacent to street lines and without curbing; **Section 209-38.1(E)(2)** -- to remove requirement for 25 ft. buffer yards along Fallsington-Tullytown Road and Bristol Pike; and **Section 209-42.B(1)** –to remove the requirement for a 10 ft. wide landscaping strip between off-street parking areas and a lot line or street line, curbing and a designated space / area for loading and unloading.