

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *August 14, 2018*

TIME: *7:00 p.m.*

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

Petition #1: **Farryn Murphy**, 37 Walnut Lane, Levittown, PA 19054; TMP #13-025-041; Zoned: NCR. Requesting a dimensional variance to allow a pool in the secondary front yard. Section 209-46.A.

Petition #2: **Vincent Nejman**, 2 Easter Lane, Levittown, PA 19054; TMP #13-026-526; Zoned: NCR. Requesting a dimensional variance to allow driveway width larger than 20 ft. wide. Section 209-43.1.C.

Petition #3: **PF Langhorne LLC**, 100 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-004-085; Zoned: HC. Requesting variances in connection with the construction of a 7,151 sq. ft. Patient First building, specifically **(1)** Section 209-23.G -- front, side and rear yard setbacks; **(2)** Section 209-23.H(2) -- parking within the first 30 ft. adjacent to any street line and 10 ft. adjacent to any lot line; **(3)** Section 209-42.B(1) – dense plant material no less than 4 feet in height shall be provided and maintained between the off-street parking area and any lot line on street line; **(4)** Section 209-42.H.(9) – amount of parking spaces; **(5)** Section 209-42.I – designated loading space; **(6)** Section 209-42.E – maximum width of commercial driveway; and **(7)** Section 209-45.I(2)(d)[2][a] – freestanding sign must be at least 25 feet from all property edges as measured from the nearest point of the sign façade.