

AGENDA

NOTICE IS HEREBY GIVEN that at the regular meeting of the **Falls Township Zoning Hearing Board**, to be held on **Tuesday, November 12, 2013 at the Falls Township Building, 188 Lincoln Highway, Suite 100, Fairless Hills, PA 19030, at 7:00 PM**, the Zoning Hearing Board will hear the continued appeal and application of **East Coast Propane** for the following relief: 1) An appeal from the determination of the zoning officer dated June 21, 2013 that the proposed use of Bucks County Tax Map Parcel Nos. 13-047-013 and 13-047-014, also identified as 9240 E. Tyburn Road, Morrisville, PA 19067 (the "Property") for a propane distribution and warehousing business is not a permitted use in the HI-A – Heavy Industrial A District; 2) in the alternative, a variance from Section 209-32.3.D.(1)(b) of the Falls Township Zoning Ordinance to allow a propane distribution and warehousing business to be operated on the Property; and 3) a new request for relief added by the applicant at the hearing of October 8, 2013, which is a challenge to the substantive validity of Section 209-32.3.D.(1)(b) of the Falls Township Zoning Ordinance in accordance with Sections 909.1(a)(1) and 916.1(a)(1) of the Pennsylvania Municipalities Planning Code. Because the substantive validity of the Falls Township Zoning Ordinance is being challenged, a copy of the applicant's request for a substantive validity challenge, including any plans, explanatory material, and/or proposed amendments, may be examined by the public at the Falls Township Office of Code Enforcement, 188 Lincoln Highway, Fairless Hills, PA 19030 from 8:00 AM to 4:30 PM, prevailing time, Monday through Friday.

Falls Township Zoning Hearing Board will also hear the following petitions:

Petition #2: John Grose (B and B Automotive, Inc.) 390 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-008-051; Zoned HC. Requesting a special exception for the sale of used vehicles. Section 209-23.C.(6).

Petition #3: Hilary Cloonan, 2 Tree Lane, Levittown, PA 19054; TMP #13-023-480; Zoned NCR. Requesting dimensional variance to install a 6' fence in the secondary front yard. Section 209-37.C.

Petition #4: Shawn Keyte, 2 Village Pass, Levittown, PA 19054; TMP #13-019-111; Zoned NCR. Requesting a dimensional variance to install a 6' fence in the secondary front yard. Section 209-37.C

Petition #5: Dennis Costello, 100 Thornridge Drive, Levittown, PA 19054; TMP #13-023-494; Zoned NCR. Requesting a dimensional variance to construct an addition which exceeds the allowable impervious surface. Sec. 209-20 and Table 1.

Petition #6: Rio J. DeMaio, 35 Teaberry Lane, Levittown, PA 19054; TMP #13-023-049; Zoned NCR. Requesting a dimensional variance to construct an addition which does not meet the 10' side yard setback. Section 209-20 and Table 1.

Petition #7: Robert Damerjian, 1801 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP #13-047-080-003; Zoned RD. Requesting a use variance to allow grinding of mulch on property. Section 209-32.4 and 209-77.

Petition #8: Mike and Stephanie Meszaros (Central Park Doggy Day Care), 8 Lincoln Circle, Fairless Hills, PA 19030; TMP #13-007-001-006; Zoned HC. Requesting a use variance to operate a doggy day care business. Section 209-23.