

**FALLS TOWNSHIP
ZONING HEARING BOARD
JULY 12, 2016**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:10 p.m.

Members present: D’Oria, Miles, Molle, Powers

Members absent: Brooks, Henderson

Also present: Ed Neubauer, Code Enforcement Officer; Diane Beri, Clerk, Code Enforcement; Marc Rickles, Esquire, ZHB Solicitor; Karen Browndorf, Court Stenographer

Petition #1: John Biegel, 80 Tall Pine Lane, Levittown, PA 19054; TMP #13-019-599; Zoned: NCR. Requesting a dimensional variance to erect a shed which encroaches into the minimum distance between buildings. Section 209-20 and Table 1.

Atty. Rickles marks ZHB Exhibits 1 – 6.

John Biegel presents the application. We purchased the property in July 2015. The house has no basement and the attic is unusable as storage due to the HVAC being installed by the previous owner. We have received permission from the Lower Bucks County Joint Municipal Authority to encroach on the sewer easement by 4 ft. Because of this, we cannot meet the 15 ft. minimum distance between buildings and are asking for permission to place the shed 12 ft. from the house instead of 15 ft.

No public comment.

Member Miles makes a motion that the application of John Biegel for a dimensional variance from Section 209-20 and Table 1 of the Falls Township Zoning Ordinance be GRANTED to erect a shed which encroaches into the minimum distance between buildings at the property located at 80 Tall Pine Lane, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Powers seconds the motion.

All in favor 4-0. Motion carries.

Hearing adjourned 7:10 p.m.