

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *February 12, 2019*

TIME: *7:00 p.m.*

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

Petition #1: Metals USA, 100 Canal Road, Fairless Hills, PA 19030; TMP #13-047-163; Zoned: PIP. Requesting a dimensional variance to allow a fourth driveway / access point onto Canal Road. Section 209-42.E.

Petition #2: NV Partners LP, 8590 New Falls Road, Levittown, PA 19054; TMP #13-018-074-001 and #13-018-074-002; Zoned: HR. Requesting a dimensional variance to permit construction of 550 sq. ft. of indoor recreational facilities. Section 209-16.F and Table 2.

Petition #3: Dolly and Fam LLC, 957 Trenton Road, Fairless Hills, PA 19030; TMP #13-017-207; Zoned: NC. Requesting dimensional variances to permit parking within the first twenty feet adjacent to the street line, permit expansion of non-conforming structure >50%, and permit less than the required 25 ft. residential buffer for a property in the neighborhood commercial district abutting a residential use. Section 209-22.F(2), Section 209-41, Section 209 Attachment 7, Table 4 Note 2.

Petition #4: Fairless Hills Shopping Center, LLP, 471 S. Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-014-004; Zoned: SC. Requesting a use variance to permit the continuation of the historical motor vehicle repair garage use on the Vacant Building Lease-Area. Section 209-24.B.