

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *January 14, 2020*

TIME: *7:00 p.m.*

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

Petition #1: Truck Smart, 905 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-022-005; Zoned: HC. Requesting dimensional variances to permit a side yard setback of zero ft. instead of the required 20 ft. (Section. 209-23.G and Table 4); to permit parallel parking within ten ft. of the side yard setback along the property line adjacent to TMP #13-028-022 and #13-028-022-001 (Section 209-23.H(2)); to permit the proposed building addition to exceed the maximum 50% allowable expansion of an existing nonconformity (Section 209-41); and to not require landscaping of dense planting material of not less than 4 ft. in height and 10 ft. in width between all proposed parking areas (Section 209-42.B(1)).

Petition #2: IP4 AF Properties, LLC, 400 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-012; Zoned: HC. Requesting a use variance to permit a self storage facility in the HC District, and a dimensional variance to permit front yard setbacks less than 100 feet. Sections 209-23.B and 209-23.G.