

**NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD**

Notice is hereby given the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, May 10, 2022 at 7:00 P.M. The public can attend in person at the Falls Township Municipal Complex, 188 Lincoln Highway, Public Meeting Room OR participate remotely via Zoom. (Details to attend the virtual meeting are found below.)

The meeting will be streamed on the Township's website at [www.fallstwp.com](http://www.fallstwp.com) and the Township's YouTube page. Both of those streams will be up to 30 seconds behind the meeting happening within Zoom.

The meeting will be on the Governmental Channel Comcast Channel 22 and Verizon Channel 40. This broadcast will appear in real time.

Anyone desiring to participate in the Zoning Hearing Board meeting is encouraged to call or log into the meeting prior to the 7:00 start time.

**Join Zoom Meeting:**

The meeting link - <https://us02web.zoom.us/j/4209459063>

The Meeting ID will be - 4209459063

This will be the public dialing phone number - +1 929 205 6099

**The Agenda items are listed below:**

*Petition #1: Stacy Dean, 22 Evergreen Lane, Levittown, PA 19054; TMP #13-026-494; Zoned: NCR. Requesting a dimensional variance to allow the driveway to encroach into the side yard setback. Section 209-43.1(C)(4).*

*Petition #2: Sherry Alexander-Ford, 230 Birch Drive, Levittown, PA 19054; TMP #13-022-347; Zoned: NCR. Requesting a dimensional variance to erect a shed in the secondary front yard which does not comply with the 25 ft. setback line for a principal building. Section 209-34.E.*

*Petition #3: Jason and Nancy Lawson, 517 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-015-001-004; Zoned: NCR. Requesting the following variances: Section 209-20.B -- a use variance to permit two single-family dwellings where only one single-family dwelling is otherwise permitted; Section 209-20.C(1) – a dimensional variance to permit an accessory structure to be placed on the rear property line, where a minimum distance of 20 ft. from a rear property line is otherwise required; Section 209-20.F – a dimensional variance to permit a maximum impervious surface ratio of 50%, where a maximum of 40% is otherwise required;*

*and Section 209-43.1.C(4) – a dimensional variance to permit 1.15 ft. between a driveway and the property line where a minimum of 2 ft. is otherwise required.*

*Petition #4: Yookel, Inc., 1001 New Ford Mill Road, Morrisville, PA 19067; TMP #13-051-001-001; Zoned: HI. Requesting a dimensional variance from the maximum impervious surface requirements to allow for a warehouse expansion. Section 209-29.G and Table 5.*

*Petition #5: AB III, Inc., 340 N. Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-003-028; Zoned: HC. Requesting the following dimensional variances for improvements at the Burger King: Section 209-42.H(26) – to permit 77 parking spaces on the property where the code requires 153 spaces and 87 are currently provided to allow for the construction of a dual lane drive-through; Section 209-45.F – to permit signage on 2 order points and 2 menu points as set forth on the plan where subsection 209-45.F(6)(d)[4] only permits one digital display per property and subsection 209-45.F(6)(d)[3][a] sets forth that digital displays shall not exceed more than 30% of the total sign area permitted on site; and Section 209-45.Q(10)(a)[2] – to permit two order points and two menu boards in the location, size and configuration shown where the code only permits one freestanding sign per street frontage and one additional freestanding sign for drive-through establishments for the advertising of items for sale to users of the drive-through lane only.*