

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *July 12, 2022*

TIME: *7:00 p.m.*

PLACE: *Falls Township Municipal Complex, 188 Lincoln Hwy, Public Meeting Room, Fairless Hills, PA 19030*

Petition #1: James and Helen Pfeifle, 214 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-002-278; Zoned: NCR. Requesting a dimensional variance to erect an addition which has a side yard setback of 6.4 feet which is less than the required 10 ft. Section 209-20.F and Table 1.

Petition #2: Brian and Peggy Bogarde, 223 Vernon Road, Morrisville, PA 19067; TMP #13-030-215; Zoned: NCR. Requesting a dimensional variance to erect a shed which has a rear yard setback of 18 inches which is less than the required 4 ft. Section 209-20.F and Table 1.

Petition #3: Victor Yang, 316 Austin Drive, Fairless Hills, PA 19030; TMP #13-004-283; Zoned: NCR. Requesting a dimensional variance to erect a shed which will exceed the allowable impervious surface coverage of 2,491.6 sq. ft. Section 209-20.F and Table 1.

Petition #4: Rimple Patel, 155 Liberty Drive, Langhorne, PA 19047; TMP #13-004-891; Zoned: HR-TH. Requesting a dimensional variance to erect a deck which will exceed the allowable building coverage of 1,089 sq. ft. Section 209-16.1.B and Table 2A.

Petition #5: Jason and Nancy Lawson, 517 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-015-001-004; Zoned: NCR. Requesting the following dimensional variances: **Section 209-20.F** – to construct an addition to permit a side yard setback of one foot when 10 feet is required; **Section 209-20.F** – to allow an accessory structure to be placed on the rear property line; and **Section 209-20.C(1)** – to permit an accessory building to be used as a private garage in excess of 500 sq. ft. of floor area and 16 ft. in height.

Petition #6: Robert J. Liebel, (CONT'D FROM 6/14/22 HEARING), M-Y Lane, Morrisville, PA 19067; TMP #13-028-075; Zoned: LI. Requesting a use variance to allow the storage of scrap tires. Sections 209-27.D(1)(d), 209-34.F, and 209-43.I.

Petition #7: Retro Fitness, (CONT'D FROM 6/14/22 HEARING) 516 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-109; Zoned: SC. Requesting a dimensional variance to permit a sign area of 123.7 sq. ft. which exceeds the allowable sign area of 32 sq. ft. Section 209-45.Q(5)(b).

Petition #8: Raymour & Flanigan, 130 Enterprise Avenue, Morrisville, PA 19067; TMP #13-047-166-008; Zoned: HI. Requesting a dimensional variance to permit a 6 ft. fence within the front yard. Section 209-37.C.