

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: August 9, 2022
TIME: 7:00 p.m.
PLACE: Falls Township Municipal Complex, 188 Lincoln Hwy, Public Meeting Room, Fairless Hills, PA 19030

Petition #1: Kimberly Magnotta, 237 Austin Drive, Fairless Hills, PA 19030; TMP #13-004-117; Zoned: NCR. Requesting dimensional variances to erect a covered porch and patio which is over the allowable building coverage of 2,393 sq. ft. and over the allowable maximum impervious surface coverage of 2,735 sq. ft. Section 209-20.F and Table 1.

Petition #2: Bryant and Denise Babin, 811 Fairfield Road, Fairless Hills, PA 19030; TMP #13-016-588; Zoned: NCR. Requesting a dimensional variance to allow a pool to be located closer than 10 ft. from the existing covered patio. Section 209-46.E.

Petition #3: Austin Schubert, 56 Tanglewood Lane, Levittown, PA 19054; TMP #13-022-230; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. fence to be placed in the secondary front yard. Section 209-37.C(2).

Petition #4: Amit Patel, 117 Winfield Court, Fairless Hills, PA 19030; TMP #13-014-017; Zoned: HR. Requesting a dimensional variance to construct a rear addition which does not meet the side yard setback of 10 ft. Section 209-16.F and Table 1.

Petition #5: Brian Vest, 163 Vermillion Drive, Levittown, PA 19054; TMP #13-020-179; Zoned: NCR. Requesting a dimensional variance for a garage which is less than the required 10 ft. side yard setback. Section 209-20.F and Table 1.

Petition #6: Lawrence Shea, Jr., 5 Martha Circle, Fallsington, PA 19054; TMP #13-036-066; Zoned: LMR. Requesting dimensional variances to construct a two-story side addition which has a side yard setback less than the required 15 ft. and which is over the allowable maximum impervious coverage of 5,895 sq. ft. Section 209-13.F and Table 1.

Petition #7: 699 Bristol Partners, Inc., 699 Philadelphia Avenue (a/k/a 699 Bristol Pike), Morrisville, PA 19067; TMP #13-047-062-003; Zoned: HI. Requesting a dimensional variance to allow gravel in lieu of asphalt in the drive aisles. Section 209-42.D.

Petition #8: Robert J. Liebel, 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 #9: Oak Village at New Falls Road, LLC, 9175 New Falls Road, Levittown, PA 19054; TMP #13-020-168; Zoned: NC. Requesting the following variances to construct a multi-family residential development with parking: Section 209-22.B -- a use variance to allow a multi-family dwelling within a neighborhood commercial district; and Section 209-22.D -- to permit a building and/or structure height in excess of 25 feet which is the maximum permitted in the neighborhood commercial district.