

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: TUESDAY, JULY 8, 2025
TIME: 7:00 p.m.
PLACE: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

Petition #1: Andrew and Michele Resch, 1 Vermillion Drive, Levittown, PA 19054; TMP #13-019-215; Zoned: NC. Requesting the following dimensional variances to construct a rear addition and porch: **Section 209-41** – non-conforming structures expanding over 50% must meet the district’s setback and area requirements; and **Section 209-22.E and Table F** –front yard setback of 44.14 ft. from New Falls Road which is less than the required 70 ft.; and a side yard setback of 11.9 ft. which is less than the required 15 ft.

Petition 2: Tint Kings, LLC, 300-302 W. Trenton Avenue, Unit A, Morrisville, PA 19067; TMP #13-035-027; Zoned: NC. Requesting a use variance to permit the use of an accessory first floor garage for vehicle window tinting. Section 209-22.C(4).

Petition #3: Pro Group Properties, 95 Lower Morrisville Road, Levittown, PA 19054; TMP #13-032-090; Zoned: PIP. Requesting a use variance to allow for the sale of vehicles affiliated with the business. Section 209-28.B.

Petition #4: Oxford Valley Road Associates, 310 Commerce Boulevard, Fairless Hills, PA 19030; TMP #13-003-036-003; Zoned: SC. Requesting a use variance for an Auto Zone Super Store within the shopping center. Section 209-24.B.