

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: TUESDAY, AUGUST 12, 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: Marissa Ryan and Justin Levine, 96 Village Lane, Levittown, PA 19054; TMP #13-019-220; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. fence in the secondary front yard along Vitaloak Lane. **Section 209-37.C(2)**.

Petition #3: Edward and Traci Arnold, 830 Eldridge Road, Fairless Hills, PA 19030; TMP #13-016-578; Zoned: NCR. Requesting the following variances for a second-floor addition: **Section 209-41** – the addition expansion exceeds 50% of the original structure; and **Section 209-20.F and Table 1** – side yard setback of 6 ft. which is less than the required 10 ft. side yard setback

Petition #4: Justin Rambo, 502 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-015-258; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. solid fence along Kavanaugh Road. **Section 209-37.C(2)**.

Petition 5: 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 #6: 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 #7: 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**.