



FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: Tuesday, September 8, 2026
TIME: 7:00 p.m.
PLACE: Falls Township Public Meeting Room
188 Lincoln Highway, Fairless Hills, PA 19030

Petition #1: **Craig and Denise Lesack**, 219 Chilton Way, Fairless Hills, PA 19030; TMP #13-014-057; Zoned: HR. Requesting a dimensional variance to allow a deck a 6 ft. side yard setback where a 10 ft. setback is required. Section 209-16.F and Table 1A.

Petition #2: **William and Susan Schafer**, 75 Vermillion Drive, Levittown, PA 19054; TMP #13-019-249; Zoned: NCR. Requesting a dimensional variance for a proposed solid 6 ft. high fence which extends into the secondary front yard to within 5 ft. of Village Drive which is less than the originally approved location. Section 209-37.C(2).

Petition #3: **Autozone Store #10966**, 320 Commerce Boulevard, Fairless Hills, PA 19030; TMP #13-003-036-003; Zoned: SC. Requesting a dimensional variance for a proposed wall sign which has an area of 182.7 sq. ft. which exceeds the allowable 32 sq. ft. in an SC district. Section 209-45.Q(5)(b).

Petition #4: **Lakeview Terrace 2023, LLC**, (Testimony taken at 6/9/26 and continued) -- 251 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-014-006-001 and #13-014-006-002; Zoned: HR. Requesting the following variances in connection with twenty-eight (28) additional residential dwelling units contained within two newly constructed buildings, along with a 500 sq. ft. leasing center and a 2,500 sq. ft. indoor recreation area:

- 1) **Section 209-16(F)** -- to permit maximum building coverage of 20.36% whereas 15% is otherwise permitted;
- 2) **Section 209-16(F)** -- to permit maximum impervious coverage of 60.6% whereas 25% is otherwise permitted;
- 3) **Section 209-16(G)** -- to permit a total of 533 parking spaces, whereas 822 spaces are otherwise required;
- 4) **Section 209-16(F)** -- to not provide an outdoor active recreation area, whereas 79,000 sq. ft. is otherwise required;
- 5) **Section 209-16(F)** -- to provide 2,500 sq. ft. of indoor recreation area, whereas 3,160 sq. ft. is otherwise required;
- 6) **Section 209-16(F)** -- to provide for a 33-foot distance between buildings, whereas 50 feet is otherwise required; and
- 7) **Section 209-16.1(E)(1)** -- to provide a buffer yard of 8 feet, whereas 75 feet is otherwise required.