



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Thursday, February 19, 2026

7:00 pm

Council Chambers
Borough Hall, 10 Doyle Street

Please note that the credentials to log into the Borough's WiFi are:

DTown Guest
welcometodoylestown

Packet: <https://www.dropbox.com/scl/fo/11i7tldv2dbrocp6ek4zz/AEyZYy0t0tsb1YGOUD-hHls?rlkey=79icf6eas072lm84w2owo9syy&dl=0>

I. Call to Order

II. Decisions: None.

III. Reorganization for Year 2026

IV. Applications:

ZHB #2025-11 - For **315 North Street** (Parcel No. 8-5-157) in the R-2 – Residential Zoning District by **Albert R. Atkinson, Jr., American Legion Post #210**, requesting a variance from Section 708-7 of the Doylestown Borough Zoning Ordinance to permit an illuminated monument sign with LED message board on the property.

ZHB #2026-01 - For **198 Shewell Avenue** (Parcel No. 8-4-285) in the CR – Central Residential Zoning District of the Borough by **Lawrence D. DerHagopian and Kimberly A. Sarajian**, who propose to construct a second floor addition off the rear of the house over a covered porch area. The plan includes a trellis covered patio to the rear as well as HVAC equipment in the side yard. The variances requested are from Section 502 to permit more than the permitted floor area ratio and building coverage and less than the required side yard setback; and from Section 514.2 to permit mechanical equipment in the side yard setback.

ZHB #2026-02 - For **679 North Chubb Drive** (Parcel No. 8-10-96-10) in the R-2 Residential Zoning District by **Jesse Rivera**, who requests variances from Sections 514 and 517 to permit less than required side and rear yard setbacks respectively. The applicant proposes to construct a second floor addition on top of the existing garage, as well as a new two-story addition to the side thereof including two additional garage bays with living space on the second floor.

ZHB #2026-03 - For **23 Easthill Drive** (Parcel No. 8-9-336) in the R-1 Residential Zoning District by **Rocco Mercuri**, who requests that the Board reinstate expired relief previously granted which included a variance from Section 510 to permit less than the required front yard setback for an addition to the existing house which faces East Street.