



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Wednesday, May 17, 2023

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 Link: <https://www.dropbox.com/sh/13mex8if6d5vg2i/AAyFEaw1piLSNPxomXDSgd9a?dl=0>

I. Call to Order

II. Decisions: None

III. Continued Application:

ZHB #2023-06 - For **101 North Hamilton Street** (Parcel No. 8-4-279) in the CR - Central Residential District by **Matthew and Sarah Major**, who request the following variances for a detached structure which will provide garage space and living space on the second floor: variances from Section 502 to permit less than the required side and rear yard setbacks, and from Section 517.2 to permit mechanicals within the rear yard setback requirement.

IV. Application:

ZHB #2023-07 - For **189 South Main Street**, (Parcel No. 8-8-416) in the RC-1 Retail Commercial District of the Borough by **Celina Doucette**, who requests the following relief to convert the existing dwelling in combination (Use 11) in the main building to a multi-family low rise (Use 7): a special exception pursuant to Section 406 of the Doylestown Borough Zoning Ordinance and variances as follows: from Section 406.7.B to permit less than the required minimum lot size, less than the minimum building setback from Main Street and Hillside Avenue, less than a minimum parking setback from Hillside Avenue, less than the required minimum building spacing, less than required lot width at the building setback line along Main Street and Hillside Avenue, less than the required minimum rear yard setback, less than the required minimum open space, to permit a structure within the front yard setback and more than the permitted impervious coverage. Variances are also requested from Section 406.7.C(1) to permit less than the required minimum buffer yard and Section 406.7.C to permit parking spaces within the buffer yard along Hillside Avenue.