



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Wednesday, April 19, 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: <https://www.dropbox.com/sh/n0752ibiji4g00j/AACQtHHrj0ZU8c6j2dF3Nes0a?dl=0>

I. Call to Order

II. Decisions: None

III. Continued Applications:

ZHB #2023-03 - For **353 East State Street** (Parcel No. 8-9-326) in the R2 Residential Zoning District by **Roscommon Tract LLC**, which requests a variance from Section 27-505 and Attachment 6 to permit a lot width less than the required at the street for the subdivision of the property into 3 lots.

ZHB #2023-04 - For **201-205 Doyle Street** (Parcel No. 8-4-240) in the CI – Central Industrial Zoning District by **Cloonan Financial, LLC**, which requests the following variances to permit the redevelopment of the property into a Use 11 dwelling in combination with ground floor commercial use and 4 residential units: from Section 406 to permit a dwelling in combination use together with Uses 23, 24, 28, 29, 31, 32 and 33; from Section 522.1 to permit more than the maximum building height; from Section 524.2 to permit more than the maximum floor area ratio; and Sections 510 and 502 to permit a trash enclosure within the minimum front and side yard setbacks.

IV. Applications:

ZHB #2023-05 - For **13 Easthill Drive** (Parcel No. 8-9-312) in the R-1 Residential District by **Andrew and Sherry Cordery**, who request variances from Sections 510 and 524 of the Doylestown Borough Zoning Ordinance to permit less than the required front yard setback and more than the lot coverage permitted. The applicant proposes additions to the existing house, including a front porch.

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.