



# Borough of Doylestown ZONING HEARING BOARD

## HEARING AGENDA

Thursday, November 16, 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/scl/fo/hhbgmajz4kubm844wwtth/h?rlkey=ul3yuq8xdmi01116p6q6e4d3n&dl=0>

### **I. Call to Order**

**II. Decisions:** None

### **III. Applications:**

**ZHB #2021-01** - Upon Order of the Court to Further Supplement the Record for **24 North Main Street** (Parcel No. 8-8-255) located in the CC – Central Commercial Zoning District by **Mars Investment Properties, LLC**, which appeals the determination of the Zoning Officer or, in the alternative, requests to modify a condition in a 1974 Decision of the Zoning Hearing Board, or requests a variance from Section 801 to provide no off-street parking for two additional one bedroom apartments on the 4th floor of the existing building.

**ZHB #2023-15** - For **75 West Ashland Street** (Parcel No. 8-8-171) by **Craig Sweeney**, who requests a special exception pursuant to Section 906 of the Doylestown Borough Zoning Ordinance to change one non-conforming use to another and the following variances: from Section 406.7.A to permit less than the required minimum lot area per dwelling unit and less than the required parking spaces, from Section 406.7.B to permit less than the required minimum lot size, less than the minimum building setback, more than the maximum number of units per building, less than the minimum street frontage required, less than the minimum building lot width at the building setback line, less than the required open space and more than the permitted impervious cover to permit the conversion of the main building to add a 3-bedroom dwelling unit. The subject property is located in the CR – Central Residential Zoning District of the Borough.

**ZHB #2023-16** - For **77 West Ashland Street** (Parcel No. 8-8-172) by **Craig Sweeney**, who requests variances from Section 406.7.A and B to permit less than the required parking and more than the maximum floor area ratio and to modify a prior Decision of the Zoning Hearing Board, as necessary, in order to increase the size of the apartment within the carriage house. The subject property is located in the CR – Central Residential Zoning District of the Borough.