



Borough of Doylestown ZONING HEARING BOARD

REVISED HEARING AGENDA

Thursday, December 21, 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/scl/fo/mnxincklmeei604d4q2uz/h?rlkey=udq72zpu85fdnhugiynykjuuz&dl=0>

I. Call to Order

II. Decisions: None

III. Continued Applications:

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.

IV. Applications:

ZHB #2023-18 - For **286 Paine Street** (Parcel No. 8-8-71) by **Stuart Wilder and Beth Snyder**, who request variances from Section 502 of the Doylestown Borough Zoning Ordinance to permit less than the required rear and side yard setbacks for an addition to the property located in the R-2 Residential Zoning District of the Borough.

ZHB #2023-17 - For **57 West Court Street** (Parcel No. 8-8-185) by **ALOK Investments LLC**, which requests the following variances to convert the Doylestown Borough Hall into a Use 38 – Hotel: from Section 513 to permit a continuation of an existing non-conforming front yard building setback, or in the alternative, a variance to permit less than the required front yard setback, from Sections 514.1 and 517.1 to permit the continuation of an existing non-conforming parking condition, or in the alternative, to permit less than the required parking setback from the side and rear property lines, from Section 522.1 to permit a building height of 45 ft., 4 inches, where a maximum of 35 ft. and 3-stories is permitted, from Sections 801.7 and 801.9 to permit less than the required number of parking spaces and from Section 803.1 to permit the continuance of the existing non-conforming parking condition, or in the alternative, to permit no planting buffer strip along the property lines from the parking. The subject property is located in the CC – Central Commercial Zoning District of the Borough.