



# Borough of Doylestown ZONING HEARING BOARD

## HEARING AGENDA

Thursday, January 18, 2024

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://bit.ly/41wVttl>

### I. Call to Order

II. Decisions: None

### III. Applications:

**ZHB #2023-19** - For **235 East State Street** (Parcel Nos. 8-9-259 and 8-9-289) by **Our Lady of Mount Carmel Roman Catholic Parish**, which requests a variance from Section 27-502 and Attachment 6 the Doylestown Borough Zoning Ordinance to permit less than the required front yard setback for the construction of a columbarium on the property located in the R-2 Residential 2 Zoning District of the Borough.

**ZHB #2024-01** - For **41 East Ashland Street** (Parcel No. 8-8-328-1) by **Dr. W. Stover Wiggins**, who requests the following relief: from Section 27-510 to permit less than the required front yard setback for the construction of a front porch; from Section 27-514.2 to permit an HVAC unit and generator to be located within the required side yard property setback; from Sections 27-514 and 518.1 to permit the construction of a detached garage within the side and rear yard setback requirements; from Section 27-524 to permit more than the permitted lot coverage; and from Section 27-524.2 to permit more than the permitted floor area ratio. The applicant proposes to convert the existing medical office into a single-family detached dwelling with an addition to the rear, addition to the second floor, a detached garage and front porch on property located in the CR – Central Residential Zoning District of the Borough.

**ZHB #2024-02** - For **99 Lantern Drive, Suite 1B** (Parcel No. 8-17-4-00B) by **Columbrina Enterprises, Inc. DBA Fyzical Therapy & Balance Centers**, which requests a variance from Section 27-708.4 to permit a non-illuminated sign measuring 12.3 sq. ft. instead of the maximum area sign area of 150 sq. inches. The applicant proposes to erect the sign above the entrance doorway to the rear of the building visible from Broad Street and the parking area. It is located in the TND-1 Traditional Neighborhood Zoning District of the Borough.

**ZHB #2024-03** - For **400-456 North Main Street** (Doylestown Shopping Center) (Parcel No. 8-5-207) by **Target Corporation**, which requests the following variances related to signage: from Section 27-711.D to permit wall signage on the southwest and southeast elevations in excess of what is permitted; and from Section 27-708.2 to permit directional signage on the southwest and southeast elevations in excess of what is permitted. The subject property is located in the RC – Retail Commercial District of the Borough.