



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Thursday, July 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 Link:

https://www.dropbox.com/scl/fo/uydlegf49p8oijxhpmmw/APOJQuddFB_7q4Y0IX8PtTk?rlkey=zqwm8ed6tgnihcsqaleuuy3pg&dl=0

I. Call to Order

II. Decisions: None

III. Applications:

ZHB #2024-09 - For **137 Lafayette Street** (Parcel No. 8-8-62) in the R-2 - Residential-2/Historic District Overlay by **David Danyluk**, who requests variances from Sections 502 and 510 of the Doylestown Borough Zoning Ordinance to permit less than the required front yard setback for the construction of the detached garage along Mary Street and less than the required front yard setback along West Oakland Avenue for the installation of a generator.

ZHB #2024-10 - For **18 Church Street** (Parcel No. 8-9-62) in the CR-Central Residential Zoning District by **Brian and Erin Guerriero Living Trust**, which requests the following variances in order to construct an addition that would connect the dwelling to the detached garage: from Sections 502 and 514 to permit less than the required side yard setback; from Sections 502 and 504 to permit more lot coverage than permitted; and from Sections 502 and 524 to permit more floor area ratio than permitted.

ZHB #2024-11 - For **86 North Clinton Street** (Parcel No. 8-4-138) in the CR - Central Residential Zoning District, by **John C. and Sharlene Marie Jordan Munoz**, who request a variance from Section 502 to permit less than the required lot area per dwelling unit and from Section 524 to permit more than the permitted floor area ratio. The applicants propose to redevelop the existing detached garage/barn into a separate dwelling unit.

ZHB #2024-12 - For **235 Washington Street** (Parcel No. 8-7-65) in the R-2 Residential/Historic District Overlay by **Ruth Kozma**, who requests variances from Section 502 to permit more than the permitted lot coverage and floor area ratio. The applicant proposes to construct living space on the second floor of the detached garage and construct an addition connecting it to the house.

ZHB #2024-13 - For **102 Decatur Street and 80 Hohlbain Alley** (Parcel Nos. 8-4-207 and 225) in the CR - Central Residential District, by **Lisa Meehan and Grey Warner**, who are proposing to adjust the lot line between the properties and remove a portion of the barn/garages that presently exist on the Decatur Street property while leaving one garage on the Decatur Street property and another garage on the Hohlbain Alley property. Also proposed is a 266 sq. ft. addition to the dwelling on the Decatur Street property. As a result, the following variances are requested: for the Decatur Street Property: from Section 27-518.1 to permit less than the required rear yard; from Sections 502 and 524.2 to permit more than the permitted floor area ratio; and from Sections 502 and 524 to permit more than the permitted lot coverage. For the Hohlbain Alley property: from Section 514 to permit an accessory structure in the required side yard setback and from Section 518.1 to permit less than the required rear yard setback.