



## Borough of Doylestown ZONING HEARING BOARD

### HEARING AGENDA

Monday, September 27, 2021

7:00 pm

Council Chambers  
Borough Hall, 57 W. Court Street

**I. Call to Order**

**II. Decisions:** None

**III. Applications:**

**ZHB #2021-19** - For **480 Maple Avenue** (Parcel No. 8-10-23) located in the R2 Residential Zoning District of the Borough by **Zachary and Laura Low**, who request a variance from Section 524 of the Doylestown Borough Zoning Ordinance to permit more than the permitted lot coverage for the installation of a pergola to the rear of the house.

**ZHB #2021-17** - For **401 South Main Street** (Parcel No. 8-11-43) located in the R-3 Residential Zoning District of the Borough by **Arcadia Land Company**, which requests the following variances: from Section 502 and 503 to permit more than the maximum dwelling units per acre; from Sections 502 and 504.9 to permit less than the required lot area; from Sections 502 and 510 to permit less than the required front yard setback; from Sections 502 and 514 to permit less than the required side yard setback; from Sections 514.1 and 803.1 to permit less than the required setback and buffers for a shared driveway; from Sections 502 and 521.1 to permit less than the required building spacing; from Sections 502, 522 and 612 to permit a building height greater than permitted; from Sections 502, 503 and 524 to permit more than the permitted lot coverage; and from Sections 502 and 524 to permit more than the permitted floor area ratio. The applicant proposes the redevelopment of the property into 2 single family semi-detached dwellings and 14 single family attached dwellings, as well as a shared driveway and parking with the adjacent Main Street Animal Hospital. *(Continued from August 18, 2021 hearing.)*

**ZHB #2021-18** - For **228, 236, 238 North Main Street** (Parcel Nos. 8-5-40, 8-5-39 and 8-5-38) located in the FC-Free-Standing Commercial and PI-Planned Industrial Zoning Districts of the Borough by **Arcadia at Doylestown Holdings 2, LLC**, which requests a modification of the condition of approval pursuant to Zoning Hearing Board Decision 2020-19 to the extent necessary because the revised plan reflects a Use 2 – semi-detached dwellings (12 units). Additional relief requested is as follows: a use variance to permit Use 2 – single family semi-detached dwellings (twins) in both the PI and FC Zoning Districts, variances in the FC Zoning District from Sections 27-502 and 27-609 of the Doylestown Borough Zoning Ordinance to permit a greater height and more lot coverage than permitted, and variances in the PI Zoning District to permit more than the permitted lot coverage and floor area ratio.