



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Wednesday, August 18, 2021

7:00 pm

Council Chambers
Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions: None

III. Applications:

ZHB #2021-15 - For **184 Lafayette Street** (Parcel No. 8-8-49) located in the R-2 Residential Zoning District of the Borough by **Michael B. and Robin A. Daher**, who request a variance from Sections 502 and 524 of the Doylestown Borough Zoning Ordinance to exceed the building coverage ratio. The applicants propose to reconstruct the existing dwelling and detached garage.

ZHB #2021-16 - For **401 Maple Avenue** (Parcel No. 8-9-244-1) located in the R-2 Residential Zoning District of the Borough by **Christopher A. Candido**, who requests a determination that the detached garage which is to be converted into living space/recreation room is an accessory structure pursuant to Section 406.61.D, or, in the alternative, requests a variance from Sections 502 and 517 to permit less than the required rear yard setback for a principal building.

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.

*Masks required for all unvaccinated attendees