



## Borough of Doylestown ZONING HEARING BOARD

### **HEARING AGENDA**

Wednesday, February 17, 2021

7:00 pm

Virtual Hearing via on-line  
Telecommunication

REGISTER IN ADVANCE FOR THIS MEETING: <http://bit.ly/36l3zK4>

AFTER REGISTERING, YOU WILL RECEIVE A CONFIRMATION EMAIL ABOUT  
JOINING THE MEETING.

VIEW THE FULL MEETING PACKET: <http://bit.ly/3ckrJYU>

**I. Call to Order**

**II. Decisions: None**

**III. Introduction re Act 15 and procedure for hearing**

**IV. First Application:**

**ZHB #2021-03** - For **280 North Broad Street** (Parcel No. 8-5-1) located in the CI – Central Industrial Zoning District by **Frioconnect LLC**, which requests a special exception pursuant to Section 406 to permit Use 56 warehousing.

**V. Second Application (Continued Application):**

**ZHB #2021-01** - For **24 North Main Street** (Parcel No. 8-8-255) located in the CC – Central Commercial Zoning District by **Mars Investment Properties, LLC**, which appeals the determination of the Zoning Officer or, in the alternative, requests a variance from Section 801 of the Doylestown Borough Zoning Ordinance to provide no off-street parking for two additional one bedroom apartments in the existing building. In addition, the Applicant requests to amend the Zoning Hearing Board decision of September 25, 1974 to remove the condition that the fourth floor of the premises, known as the attic, may be used for no purpose whatsoever other than storage.

**VI. Third Application:**

**ZHB #2021-02** - For **29 North Church Street** (Parcel No. 8-9-210) located in the R-2 Residential Zoning District by **First Church of Christ, Scientist, Doylestown**, which requests a variance from Section 406 of the Doylestown Borough Zoning Ordinance to permit less than the required lot area

and more than the permitted lot coverage for the property. The applicant proposes to subdivide a lot from the property on which to construct a single-family detached dwelling.