

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Thursday, March 8, 2018
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairperson Tim Brennan, Susan Gordon, Don Berk, and Ben Bell. Staff present was Karyn Hyland, Director of Building & Zoning, and Phil Ehlinger, Deputy Borough Manager.

Call to Order

The March meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Thursday, March 8, 2018, and was called to order at 7:00 PM.

Review and Approval of Minutes

On a motion from Mr. Brennan, seconded by Mr. Bell, the February 2018 minutes were unanimously approved as corrected.

Zoning Hearing Board Upcoming Meeting – March 21, 2018

2018-01 – 228 E. Court Street (TP # 8-9-170) Daniel & Marcie Carchedi, owners

Ms. Hyland noted that this application has been continued several times, adding that this is not an official submission yet. She noted that the driveway has been shortened, and that there is now much more clearance around a particular tree on the property. Responding to a question from Mr. Bell, Ms. Hyland stated that the Borough has not heard from the neighbor who intended to oppose previous iterations of this plan; she added that the revised plan addresses multiple concerns with the project. There was no further discussion.

2018-04 – 383 W. Oakland Avenue (TP # 8-7-12) Kyle & Joan Given, owners

Ms. Hyland reported that this is an application for a dimensional variance, to replace an existing garage with a larger garage. Responding to a question from Mr. Bell, Ms. Hyland stated that the variance is for building height, as the applicants are within coverage requirements. There was no further discussion.

2018-05 – 137 S. Main Street (TP # 8-8-413) Keystone Social Club LLC, owners

Ms. Hyland reported that this is a request for a modification to an amendment made to a previous ZHB decision. The site had received zoning relief for parking – the requirement is 24 parking spots on-site, and the building has only 5. The applicants are seeking additional relief for 3 parking stalls. Mr. Ehlinger noted that there is a lot of interest in this application from the surrounding neighborhood. He stated that, historically, the Borough has not encouraged parking variances for restaurant conversions; there is an intensity with a food-related use that requires deliveries, trash and recycling, refrigerated walk-in areas, etc. Responding to a question from Mr. Brennan, Ms. Hyland confirmed that there are multiple living units above the restaurant area. Ms. Gordon noted that residents in that area have already been concerned about speed and pedestrian safety issues. Responding to a question from Mr. Brennan, Ms. Hyland noted that the restaurant classifies itself as a bar, but that the Borough does not know where in the process of obtaining a liquor license they may be. Mr. Ehlinger noted that the Borough views the building as a restaurant / private club / lodge use. He added that the location is already deficient in parking, and they are intensifying their use.

Borough staff advised that this may be a situation in which the Solicitor could be present to represent the interests of the Borough. On a motion from Ms. Gordon, seconded by Mr. Berk, the Committee voted

unanimously to send the Solicitor to the Zoning Hearing Board meeting to represent the interests of the Borough for this application.

There was some additional discussion of the costs involved in sending the Solicitor to the ZHB. Ms. Hyland stated that Borough staff could provide a general figure.

Historic & Architectural Review Board Recommendations – February 22, 2018

Signage

100 Mechanic Street – Evoko Unlimited Inc., applicant
19 E. Oakland Avenue – Lovebird LLC, applicant

Mr. Brennan made a motion to approve both sign applications. Ms. Gordon seconded the motion, and it was unanimously approved.

Building

327 Maple Avenue – Mack & Roedel, applicant

Ms. Hyland noted that the project architects are present. Mr. Ralph Fey and Mr. Ben Eckhart of Ralph C. Fey AIA Architects appeared before the Committee. Mr. Fey explained that they have changed the 12/12 roof pitch to a 10/12, making it a little less steep; the roofline is also 30 inches lower. He noted that, although there was discussion regarding gable-ended or hip roofs, they have opted to stay with the current gables. He added that they have battered the chimney and reconfigured the window mullions to be 6-over-1 (with 12-over-1s for the gable-end windows). Responding to a question from Mayor Strouse, Mr. Fey noted that the shadow study requirement kicks in at 28 feet; the roof height average for this project is 27.6 feet. Responding to a question from Mr. Bell, Ms. Hyland stated that any tree removals have already been approved. Mr. Ehlinger noted that the issue before the Committee is whether to recommend the Certificate of Appropriateness recommended by the HARB; he added that this application has followed a very traditional path through the process.

Ms. Sarah Webster, Doylestown resident, noted that the proposed design is in a “cottage style,” while most other buildings on the street are in a Federal style. Mr. Bell stated that it is a very historic and beautiful block, and that there have been several renovations that are adding some variety to the architecture. Mr. Ehlinger added that Doylestown architecture is eclectic, and that this “rich tapestry” is what makes up their great streetscapes. This particular project falls within a traditional American house style, and appears to be a good example of it. Responding to a question from Ms. Webster, Mr. Ehlinger stated that direct mailings are made for Zoning Hearing Board applications, since they deal with specific property rights. However, applicants have a right to build a house (within reason); Mr. Ehlinger knew of no such notification requirements related to HARB applications. He added that Doylestown’s “D-Mail” service will notify anyone who signs up of impending HARB meetings. The Borough website also has a complete calendar.

On a motion from Mr. Brennan, seconded by Ms. Gordon, the Committee voted unanimously to approve the HARB recommendation.

61 E. Oakland Avenue
152 N. Church Street
172 Lafayette Street
277 Belmont Avenue

On a motion from Mr. Brennan, seconded by Ms. Gordon, the committee voted unanimously to approve the HARB recommendations for the remaining applications.

Land Development/Subdivision None.

Land Development Waivers

2018-03 – 66 E. Oakland Avenue (TP# 8-8-353) Anthony & Anita Trasatti, owners

Ms. Hyland explained how a land development waiver fits into the subdivision / land development process, stating that, should Borough Council choose to approve the waiver for this application, they will see it again after the Borough Engineer reviews the plans. Mr. Ehlinger added that the waiver process benefits the Borough and the community, often gaining historic street lights, brick paver sidewalks, street furniture, bollards, etc. This application meets the threshold of a waiver in that it is a minor use intensification, does not increase the footprint or impervious surface, and does not alter the site in a dramatic way. Mr. Ehlinger recommended that, should Borough Council grant the waiver, that they make it conditional upon receiving a Certificate of Appropriateness from the HARB and that the applicants contribute toward the historic street light fund.

Responding to a question from Mr. Bell, Mr. Ehlinger stated that the applicants claim that this project will not require any additional parking. He added that this will be examined in detail. He added that this application would still need to appear before the Planning Commission as well. Ms. Hyland noted that no action needs to be taken tonight. Mr. Brennan stated that he has faith that Borough staff will position the project to benefit both the applicants and the Borough. There was no further discussion, and no action was taken.

Ordinances, Amendments & Resolutions None.

New/Old Business

Mr. Bell asked how tree-related issues could be more “front-loaded” in the application process. Mr. Ehlinger replied that a draft grading ordinance is in the works that will address that very concern. If approved, it would provide one more layer of documentation to building permit-level applications. Tree and root protection is taken very seriously, and a grading permit is the right tool to deal with the issue. Responding to a question from Mr. Bell, Mr. Ehlinger stated that the process does not include a review by a landscape architect, as there is no real mechanism for such a review under the Uniform Construction Code.

Adjournment

On a motion from Mr. Berk, seconded by Ms. Gordon, the Zoning and Planning Committee adjourned at 8:15pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary



BOROUGH OF DOYLESTOWN
BUCKS COUNTY, PENNSYLVANIA

Code Enforcement Office
MEMORANDUM

Date: April 2, 2018

To: Mayor
Council
Manager
Assistant Manager

From: Scott Fleischer, Code Enforcement Officer

Reference: **Monthly Activity Report**

For the month of March 2018

- 58 Use and Occupancy Inspections (Residential)*
 - 02 Fire Safety violations - Found and corrected
 - 03 Electrical violations - Found and corrected
- 02 Use and Occupancy Inspections (Non- residential)
 - 00 Fire Safety violations
 - 00 Electrical violations
- 14 Complaints investigated
- 01 Building inspections
- 01 Recycling inspections
 - 00 Recycling violations
 - 00 Recycling corrections
- 07 Sidewalk/ Paving inspections
 - 00 Sidewalk permit inspections
 - 00 Sidewalk Letters
- 16 Sidewalk/ Snow inspections
- 05 Litter enforcement - Includes monday morning enforcement
- 00 Graffiti
- 00 Fire Company issues
- 05 Tree removal permits/ Issues