



**Borough of Doylestown
ZONING HEARING BOARD**

HEARING AGENDA

Wednesday, November 21, 2018

7:00 pm

Council Chambers
Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions:

III. Applications:

ZHB #2018-19 - For **440 Boro Mill Hill Road** (Parcel No. 8-12-5) located in the R-1 Zoning District of the Borough by the **Borough of Doylestown**, which requests the following variances from the Doylestown Borough Zoning Ordinance to permit the subdivision of the property into 3 lots to effectuate the subdivision of the existing 2-unit residence: from Section 903.1.B to permit a non-conforming use to expand more than 25%, from Section 502 to permit less than the required lot area, less than the required lot width at the setback and street lines, less than the required front yard setback, less than the required rear yard setback, more than the permitted lot coverage and more than the required floor area ratio and from Section 1119 to permit longer than 6 months to obtain a building permit.

ZHB #2018-20 - For **204 North West Street** (Parcel No. 8-4-6-102) in the R-3 Zoning District of the Borough by **Emily J. Kawas**, who requests a special exception pursuant to Section 906 to permit a change from one non-conforming use to another to allow a ballroom dance studio as one of the uses on the property.

ZHB #2018-21 - For property at the corner of **Lacey Avenue and East Street** (Parcel No. 8-5-141) in the R-2 Zoning District of the Borough by **JRB Investments, LLC**, which requests the following variances from Section 502: to provide less than the minimum lot area, less than the required lot width at the street and building setback lines, to permit more than the floor area ratio permitted, to permit more than the lot coverage permitted and, in the alternative, variances from Sections 502 and/or 506 regarding minimum lot width for undersized lots and exceptions to minimum lot area and lot widths to the extent applicable. The applicant proposes to construct a single-family detached dwelling on the property.