



**Borough of Doylestown
ZONING HEARING BOARD**

REVISED HEARING AGENDA

Wednesday, January 30, 2019

7:00 pm

Council Chambers
Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions: None

III. Continuance Request:

ZHB #2019-05 - For **Lantern Drive** (Parcel No. 8-17-4-B) located in the TND-1 Zoning District of the Borough by **Lantern Hill Realty LP**, which requests variances from Sections 406.4.1.D.(3)(d), 406.4.1.D.(3)(d)(1) and 406.4.1.D.(3)(d)(2)(i) to permit a Use 33 eating place consisting of 3 floors in excess of the maximum floors and square footage. A Use 33 eating place is not otherwise permitted within the TND District of the Borough. **Continued to March 20, 2019.**

IV. Application:

ZHB #2019-03 - For **401 South Main Street** (Parcel Nos. 8-11-43 and 8-41-23) located in the R3 Residential Zoning District of the Borough by **Tina Mazaheri**, who requests a special exception pursuant to Section 406 of the Doylestown Borough Zoning Ordinance to permit a low-rise (3-story) multi-family building consisting of 21 apartments and requests the following variances: from Section 503 to permit more dwelling units than permitted; Section 504 as further defined by Section 406.7.B to permit less than the minimum lot area required; Section 406.7.H to permit less than the lot area per dwelling unit than required, less than the required front yard setback, less than the required building setback from parking, more than the maximum number of units, more than the maximum impervious coverage than permitted; Section 524 to permit more lot coverage than permitted; Section 526 to eliminate the requirement for minimum recreation space; Sections 612 and 406.7.B to permit a building height greater than permitted.*

*The Applicant has withdrawn requests for relief from Sections 612 and 406.7.B regarding height.