



Borough of Doylestown ZONING HEARING BOARD

AMENDED HEARING AGENDA

Wednesday, October 20, 2021

7:00 pm

Council Chambers
Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions: None

III. Continued Application:

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.

IV. Applications:

ZHB #2021-20 - For 164 Green Street (Parcel No. 8-8-407) located in the CR - Central Residential Zoning District of the Borough by Dragonfly Yoga, LLC, which requests a special exception pursuant to Section 906(3) of the Doylestown Borough Zoning Ordinance which permits a change from one non-conforming use, Use 23-professional office, to another non-conforming use, Use 31 – personal service for a yoga studio in combination with residential.

ZHB #2021 -21 - For 66 South Hamilton Street (Parcel No. 8-8-237) located in the CC – Central Commercial Zoning District of the Borough by Richard Frederick Wagner, Sr. and Theresa Susan Wagner, who request a variance from Section 517.2 to provide less than the required rear yard setback for the installation of a generator.