



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Wednesday, December 15, 2021

7:00 pm

Council Chambers
Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions: None

III. Applications:

ZHB #2021-01 - Upon Order of the Court to Supplement the Record 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 to provide no off-street parking for two additional one bedroom apartments in the existing building.

ZHB #2021-25 - For **105 East State Street** (Parcel No. 8-9-34) located in the CR – Central Residential Zoning District of the Borough by **Donald and Roseann Jones**, who request variances from Sections 502, 514 and 517 of the Doylestown Borough Zoning Ordinance to permit less than the required rear and side yard setbacks for the reconstruction of a detached garage with living space on the second floor.

ZHB #2021-26 - For **191 Belmont Avenue** (Parcel No. 8-9-173) located in the R2 – Residential Zoning District of the Borough by **Prime Custom Builders LLC**, which requests the following variances: from Section 502, Attachment 6 and Section 524 to permit more than the permitted lot coverage and floor area ratio and from Section 518.2 to permit an accessory dwelling to be located less than 15 ft. from the rearmost portion of a principal building. The applicant proposes to demolish the existing structure and construct a single-family detached dwelling with detached garage.