



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Wednesday, July 21, 2021

7:00 pm

Council Chambers
Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions: None

III. Applications:

ZHB #2021-13 - For **117 West Ashland Street** (Parcel No. 8-8-124) located in the CR – Central Residential Zoning District of the Borough by **Darin Wassmann**, who requests variances from Section 524 and 510 of the Doylestown Borough Zoning Ordinance to permit more than the permitted floor area ratio and less than the required front yard setback along South Franklin Street. The applicant proposes to remove the existing 1-floor addition to the rear and replace it with a 3-story addition and to construct a new detached 2-story garage into which 1 of the existing 3 dwelling units in the house will be relocated such that 2 dwelling units will remain in the newly configured residential dwelling while 1 exists on the second floor of the detached garage.

For #2021-14 - For **41-43 East State Street** (Parcel No. 8-8-295) located in the CC – Central Commercial Zoning District of the Borough by **Nicole 52, LLC and Goldman Realty Associates, L.P.**, which requests the following relief related to an eating place: a special exception pursuant to Section 802.5 to permit joint use of a parking area containing fewer parking spaces than are required for all users, a special exception pursuant to Section 802.7(B) to permit the location of required parking within 300 ft. of the principal use lot, a variance from Section 802.7(B)(1) to permit more than 30% of the required off-street parking off lot, a variance from Section 801.7 to permit less than the required parking spaces between certain hours and a variance from Section 802.7(B)(9) and (10) from the requirement that the joint parking area be reviewed by the Doylestown Borough Planning Commission and Borough Engineer and comply with all the requirements of the Borough Subdivision and Land Development Ordinance.