

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: January 11, 2021  
Scheduled Time: 7:00 PM  
Virtual Meeting

### **Present:**

Committee members present were Chairperson Tim Brennan, Larry Browne, Wendy Margolis, and Jennifer Jarret. Also present were Karyn Hyland, Director of Building & Zoning and Mayor Ron Strouse.

The January meeting of the Zoning & Planning Committee was held via Zoom on Monday, January 11, 2021 and was called to order by Mr. Brennan at 7:00PM.

### **Review and Approval of Minutes:**

The December 2020 meeting minutes were unanimously approved on a motion from Mr. Browne, seconded by Ms. Margolis.

### **Zoning Hearing Board:**

Ms. Hyland reviewed three applications, to be discussed at the Zoning Hearing Board Meeting. The applications include:

*461 Linden Avenue* - request a variance from Section 502 to permit less than the required side yard setback for an accessory structure.

*122 Cottage Street* - requests the following relief to construct a new addition to the rear of the existing dwelling as well as 3 covered porches: variances from Section 502 to permit less than the required side and front yard setbacks, and more than the permitted lot coverage and floor area ratio.

*24 N. Main Street* - located in the CC – Central Commercial Zoning District, which appeals the determination of the Zoning Officer or, in the alternative, requests a variance from Section 801 of the Doylestown Borough Zoning Ordinance to provide no off-street parking for two additional one bedroom apartments in the existing building.

Ms. Hyland reported that Ms. Waldron, Borough Solicitor, spoke with the Attorney for applicants at 461 Linden Avenue and confirmed the intended use for the garage is to store the applicants work truck vehicle. Ms. Waldron will most likely be attending the upcoming Zoning Hearing Board meeting on January 20, 2021. 122 Cottage Street is a continued application and was reviewed at the December 2020 meeting. Ms. Hyland proceeded with 24 N. Main Street and provided the Committee with the background after Ms. Jarret requested this information. Ms. Hyland provided that she had approved several requests from the applicant in regards to seating. They requested additional seating in different areas and settled with special exemption while granting seating inside and outside, expanded next door, reduced upstairs seating and added seating downstairs. Since this was a net reduction, Ms. Hyland stated she approved it. The Committee discussed the recommendation of having the Borough Solicitor involved concerning 24 N. Main Street.

On a motion made by Mr. Browne, seconded by Mr. Brennan, with the recommendation to have the Borough's Solicitor to participate in the overall process for 24 N. Main Street, the Committee unanimously approved.

### **Certificates of Appropriateness Staff Recommendations:**

#### **Signs:**

*188 N. Main Street, Dementia Society, Business*

#### **Building Applications:**

*100 Garden Alley 7B, - Siding*

Ms. Hyland provided a brief background on the applications. On a motion made by Mr. Brennan and seconded by Ms. Jarret, the Committee unanimously approved.

**Land Development Waiver:** None

**Subdivision and Land Development:** None

**Ordinances, Amendments & Resolutions:** None

**New/Old Business:** None

**Adjournment:**

On a motion from Ms. Margolis, seconded by Ms. Jarret, the Committee adjourned at 7:25PM.