



**Borough of Doylestown  
ZONING HEARING BOARD**

**REVISED HEARING AGENDA**

Wednesday, January 16, 2019

7:00 pm

Council Chambers

Borough Hall, 57 W. Court Street

**I. Call to Order**

**II. Decisions: None**

**III. Reorganization for Year 2019**

**IV. Applications:**

**ZHB #2019-01-** For **400 N. Main Street and 498 N. Main Street** (Parcel Nos. 8-5-207 and 8-5-208) (Starbuck's) located in the RC – Retail Commercial Zoning District of the Borough by **Capital Enterprises, Inc. and 498 N. Main, L.P.**, which request the following variances from the Doylestown Borough Zoning Ordinance: from Sections 502, 510, 514 and 508 to permit signs, canopy and improvements for a drive-thru which violate the required side and front yard setbacks; and, Section 802.7.B.(1) to permit the required parking to be located on the shopping center parcel and a special exception pursuant to Section 802.7.B.(1) to permit parking on land 300 ft. from the Starbuck's lot.

**ZHB #2019-02** - For **400 N. Main Street** (Parcel No. 8-5-207) (vacant Friendly's Restaurant) in the RC – Retail Commercial Zoning District of the Borough by **Capital Enterprises, Inc.**, which requests a variance from Sections 502 and 510 to permit outdoor dining to encroach within the required front yard setback to repurpose the building into a restaurant.

**ZHB #2019-04** - For **93 and 95 Wood Street** (Parcel Nos. 8-4-225-1 and 8-4-225) in the R-Residential Zoning District of the Borough by **Lisa Povlow**, who requests the following variances in order to subdivide the 2 parcels into 3: 1 to contain a single-family detached dwelling and the other 2 for single-family semi-detached dwellings (a twin): for the proposed Lot 1 from Section 507.2 to permit a tree within the required clear site triangle, from Section 514 to provide less than the required minimum side yard setback for a proposed 2-car detached garage, Section 518.1 to permit less than the required rear yard setback for the proposed garage and Section 524 to permit more than the permitted lot coverage and floor area ratio; for the proposed Lots 2 and 3, from Section 504 to permit less than the required minimum lot area, from Section 507.2 to permit proposed carport columns within the required clear site triangle, from Section 517 to permit less than the required rear yard setback, from Section 524 to permit more than the maximum lot coverage and floor area ratio.