



## Borough of Doylestown ZONING HEARING BOARD

### REVISED HEARING AGENDA

Wednesday, April 21, 2021

7:00 pm

Virtual Hearing via on-line  
Telecommunication

REGISTER IN ADVANCE FOR THIS MEETING: <http://bit.ly/3aRmPkY>

AFTER REGISTERING, YOU WILL RECEIVE A CONFIRMATION EMAIL ABOUT  
JOINING THE MEETING.

VIEW THE FULL MEETING PACKET: <http://bit.ly/3uvQEPP>

- I. Call to Order
- II. Decisions: None
- III. Introduction re Act 15 and procedure for hearing
- IV. Continued Applications:

**ZHB #2021-05** - For **277 Maple Avenue** (Parcel No. 8-9-206-3) located in the R-2 Residential Zoning District of the Borough by **Michelle Berrong and David Bader**, who request a variance from Sections 502 and 517 to permit less than the rear yard setback required. The applicants propose to construct a two car detached garage with living space on the second floor in place of the existing carriage house.

**ZHB #2021-01** - 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 of the Doylestown Borough Zoning Ordinance to provide no off-street parking for two additional one bedroom apartments in the existing building. In addition, the Applicant requests to amend the Zoning Hearing Board decision of September 25, 1974 to remove the condition that the fourth floor of the premises, known as the attic, may be used for no purpose whatsoever other than storage.

**ZHB #2021-08** - For **339 South Main Street** (Parcel No. 8-8-386) located in the R-3 Residential Zoning District of the Borough by **Peoples Security Bank and Trust**, which requests a special exception pursuant to Section 406 to permit a Use 24 non-governmental business and variances from Sections 502 and 510 to permit less than the required front yard setback, and from Section 612 to permit a height greater than permitted. The applicant proposes to redevelop the property with a new bank building with drive-thru instead of the existing Wawa store.

**V. Application:**

**ZHB #2021-09** - For **211-213 East Oakland Avenue** (Parcel No. 8-9-112) located in the R-2 Residential Zoning District of the Borough by **Nicholas Gray and Beth Bingler**, who request the following variances from the Doylestown Borough Zoning Ordinance: from Section 511 to permit the front porch to be extended along the front of the house and which will extend further into the front yard than permitted, from Section 524 to permit more than the lot coverage and floor area ratio than permitted and from Section 514 to permit less than the required side yard setback. The applicant proposes to construct an addition on either side of the existing front porch extending it in both directions, an addition to the house, and a two car detached garage.