



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Wednesday, July 17, 2019

7:00 pm

Council Chambers

Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions:

III. Applications:

ZHB #2019-16 - For **261 Maple Avenue** (Parcel No. 8-9-207) located in the R-2 Residential Zoning District of the Borough by **John H. and Susan B. Eichert**, who request variances from Sections 502, 514 and 518 of the Doylestown Borough Zoning Ordinance to permit less than the required side and rear yard setbacks. The applicant proposes to replace the existing 1-car garage with a 2-car garage.

ZHB # 2019-19 - For **61 North Church Street** (Parcel No. 8-9-175) located in the R-2 Zoning District of the Borough by **Timothy Mohen**, who requests variances from Section 502 and Sections 524.1, 524 and 514 to permit more than the floor area ratio, more than the lot coverage ratio and less than the minimum side yard setback respectively. The applicant proposes to renovate and expand the existing dwelling with an addition to the rear and the restoration of the front façade. A driveway access with carport is also proposed.

ZHB #2019-18 - For **257 and 263 North Main Street** (Parcel Nos. 8-5-64, 65, 66 and 67) located in the FC – Freestanding Commercial Zoning District of the Borough by **Arcadia at Doylestown Holdings, LP**. The applicant proposes a multi-family high rise consisting of 59 units. A previous application for 3 of the 4 parcels was approved for 46 units. The applicant has now included a portion of the adjacent parcel (the hair salon portion) and modified the application which requires the following variances: from Sections 27-502 and 27-406.(8).B to permit more than the permitted lot coverage and impervious surface, less than the 5 acre minimum, more than the maximum floor area ratio, less than the minimum building setbacks from both streets, less than the required side yard setback and rear yard setback and less than the open space required. In addition, the applicant requests a variance from Section 27-406.(8).E(1) to permit less than the required buffer and less than the minimum planting requirements, from Section 27-406.(8).E.(4) to permit less than the required landscaping adjacent to the proposed building, Section 27-406.(8).E.(6) to permit one access point to an arterial highway or collector road and a variance from Section 522 to permit a 5-story building measuring 47.25 ft. in height.