



Borough of Doylestown ZONING HEARING BOARD

HEARING AGENDA

Wednesday, February 19, 2020

7:00 pm

Council Chambers
Borough Hall, 57 W. Court Street

I. Call to Order

II. Decisions: None

III. Continued Application:

ZHB #2020-03 - For **320 East Court Street** (Parcel No. 8-9-191-C1) located in the R- Residential Zoning District of the Borough by **Alexa Breslin and Daniel White**, who request variances from Section 406 to permit more than the maximum lot coverage and floor area ratio, less than the required front yard setbacks and less than the required spacing between buildings to permit the addition of a garage and living space in the form of 2 additions to the existing dwelling.

IV. Applications:

ZHB #2020-05 - For **43 Lafayette Street** (Parcel No. 8-8-1) and **303 West Court Street** (Parcel No. 8-8-2) located in the R-2 Residential Zoning District of the Borough by **Victoria Zebro and JEHL Ltd. Partnership**, requesting variances from Section 502 of the Doylestown Borough Zoning Ordinance as follows: to permit less than the required front, rear and side yard setbacks for the Court Street property, less than the required side yard and rear yard (if applicable) setbacks for the Lafayette Street property, variances from Section 524 to permit more than the allowable floor area ratio and lot coverage for both properties, and a variance from Section 518(1) to permit the garage setbacks as described herein. Applicant is seeking to permit the subdivision of 303 West Court Street by which the existing garage would be transferred to 43 Lafayette Street and a new garage constructed on 303 West Court Street.

ZHB #2020-06 - For **89 Cottage Street** (Parcel No. 8-9-247) located in the R-2 Zoning District of the Borough by **Krista Dayton-Ventresca and Gregory Ventresca**, who request the following variances: from Section 503 to permit more than the floor area ratio permitted, Section 504 to permit less than the required minimum lot area, from Section 505 to permit less than the required minimum lot width, from Section 511 to permit less than the required front yard setback, from Section 514 to permit less than the required side yard setback, from Section 514.2 to permit mechanical equipment in the side yard, and from Section 524 to permit more than the permitted lot coverage. Applicant proposes to demolish the existing 2-story dwelling and construct a new 2,223 sq. ft. 2-story dwelling with associated driveway.

ZHB #2020-07 - For **122 North Main Street** (Parcel No. 8-5-51) located in the O-Office Zoning District of the Borough by **Skylands Roastery LLC d/b/a SkyRoast Coffee**, which requests a variance from Section 406 to permit a Use 34 eating place for consumption of food/beverage to permit a coffee/espresso bar on the property.