

## **AGENDA**

### **Z-4-2023**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, June 19, 2023 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of JDL DYL Properties, LLC, regarding Tax Parcel Nos. 09-019-002, 09-019-003, and 09-019-004, which are located at 1796 S. Easton Road, in the C-1, Commercial Zoning District of Doylestown Township. Applicant proposes to subdivide and consolidate certain parcels into three lots, then redevelop one of the resulting lots as a Use E13 Car Wash. Applicant seeks a special exception under §175-67.B & §175 Attachment 2, to permit the Use E13 Car Wash, and the following variances: (1) from §175-68.A(5)(b), to permit a side yard setback of 14.5 feet at the common lot line between Lot 1 and Lot 2, where a side yard of 20 feet is required; (2) from §175-17.H, to permit Applicant to measure the rear yard setback for principal and accessory buildings from the property line, where this section requires the rear yard to be measured from the limit of the natural resource, and to apply the setbacks from the property line; (3) from §175-27.D.(7), §175-103.4 and §175-103.5, to allow disturbance on Lot 1 within the riparian corridor conservation district lands generally following existing disturbances of the riparian corridor made by the previous owner of the property, and existing driveway and accessory structure is within zone 1 and 2 of RCCD; (4) from §175-17.D.(1) and §175-69.D, to permit a continuation of parking facilities (with associated covered vacuum structures) between the principal building and Route 611 within the front yard setback on Lot 1; (5) from §175-23.B.(2), to modify the existing nonconforming planting strip between the Right-of-Way and the proposed parking area to 13.6 feet on Lot 1, where no planting strip presently exists and a planting strip of 32.5 feet is required; (6) from §175-68.A(3), to permit impervious surface coverage greater than 40% of the net buildable site area for the newly created lots, where the existing site is presently nonconforming with respect to impervious coverage; and (7) from §175-68.A, to permit continuation of the existing Use E-10 service station use on a newly created lot. Applicant requests continuation of the service station on a lot with a minimum lot width of 134 feet on the Easton Road frontage, where a minimum lot width of 200 feet is required on all frontages. Materials regarding this application may be examined at the Doylestown Township Building during normal business hours and on the date, time and place of the hearing.

### **ZONING HEARING BOARD OF DOYLESTOWN TOWNSHIP**

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