

AGENDA

Z-9-2023

Continued to November 20, 2023

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, September 28, 2023 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Lori Rissinger-Collins, regarding Tax Parcel No. 09-022-109, which is located at 202 Briarwood Court, in the R-1A, Residential Zoning District of Doylestown Township. Applicant seeks to construct a detached two car garage with an accessory family apartment on the second floor, to be used for a family member. Applicant seeks the following relief from the Doylestown Township Zoning Ordinance ("Ordinance"): (1) a special exception pursuant to §175-32.B, to permit Use H-12 accessory family apartment in the R-1A Residential District; (2) a variance from §175-34, to permit a rear yard setback distance of 60 feet, where a minimum of 75 feet is required; (3) a variance from §175-16(H)(12)(b), to allow an accessory family apartment to be part of a proposed accessory structure (above a detached garage), where an accessory family apartment is otherwise required to be part of the principal residence or contained in an existing accessory structure; (4) a variance from §175-16(H)(12)(a), to permit an accessory family apartment to occupy 29% of the total usable floor area of the principal residence, where a maximum of 25% of the floor area of the principal residence is permitted; and, (5) a variance from §175-17(F)(1), to permit an accessory structure to be set back 100 feet from the street line, where the accessory structure would otherwise be required to be set back to a distance no less than the actual setback of the principal residence from the street line which is 116.6 feet. 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

William J. Lahr, III
Mitchell Aglow
Samuel D. Costanzo

Thomas E. Panzer, Esquire
Solicitor
High Swartz LLP
116 E. Court Street
Doylestown, PA 18901