

AGENDA

Hearing continued to February 21, 2022 at 7 PM.

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, December 23, 2021 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Atlas Mountain Construction, Inc., regarding Tax Parcel No. 09-007-150, which is located at 2225 Lower State Road, in the R-1, Residential Zoning District of Doylestown Township. Applicant proposes to renovate and improve an existing historic single-family dwelling, and construct five (5) town homes on the subject property. Use B-15, as defined in the Doylestown Township Zoning Ordinance ("Ordinance"), permits the construction of single-family attached dwellings in conjunction with the use of historic structures. Applicant seeks a variance from §175-16.B(15)(g)(4) of the Ordinance to allow a minimum site area of 4.029 acres instead of the 10 acres required for the B-15 Use. 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

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The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, February 21, 2022 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Michael Alferman, regarding Tax Parcel No. 09-042-014, which is located at 172 Shady Brook Circle, in the R-1, Residential Zoning District of Doylestown Township. Applicant seeks to modify the existing single-family dwelling to permit an Accessory Family Apartment. §175-37.B of the Doylestown Township Zoning Ordinance ("Ordinance") permits an Accessory Family Apartment by special exception within the R-1, Residential Zoning District in which the property is located, provided the use meets the requirements of §175-16.H(12), §175-137 and §175-138. Applicant seeks a special exception accordingly. 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.

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The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, February 21, 2022 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Debra L. Caya, regarding Tax Parcel No. 09-001-001-005, which is located at 102 Ridings Lane, in the R1a, Residential Zoning District of Doylestown Township. Applicant seeks to construct an addition and modify the existing single-family dwelling to accommodate an Accessory Family Apartment. §175-32.B of the Doylestown Township Zoning Ordinance (“Ordinance”) permits an Accessory Family Apartment by special exception within the R-1A Residential District in which the property is located, provided the use meets the requirements of §175-16.H(12), §175-137 and §175-138. Applicant seeks a special exception accordingly. Further, Applicant seeks to use up to 44.5% of the useable floor area of the principal residence for the Accessory Family Apartment. §175-16.H(12) of the Ordinance limits the Accessory Family Apartment use to no more than 25% of the useable floor area of the principal residence. Applicant seeks a variance accordingly. 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.

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The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, February 21, 2022 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Mark and Christine Lemmo, regarding Tax Parcel No. 09-007-150-012, which is located at 7 Oxford Lane, in the R-1, Residential Zoning District of Doylestown Township. Applicants seek to place a fence in the rear yard of the single-family dwelling. The fence is proposed to encroach upon a water and sanitary sewer easement which crosses the property. §175-16.H(3)(c)[3] prohibits fences which encroach on public or private easements. Applicants seek a variance accordingly. 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.

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