

**Doylestown Township
Zoning Hearing Board
APRIL 28, 2011**

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Doylestown Township will hold a public meeting and hearing on Thursday, April 28, 2011 at 7:00 PM. The meeting will be held at the Township Administrative Building, located at 425 Wells Road, Doylestown, PA 18901.

HEARINGS

- **Z1-2011 - Pine Run Community (Doylestown Hospital) - 777 Ferry Road, Doylestown, PA 18901 - TP 09-004-002 and 09-004-002-002**

The Applicant requests variances from §175-64.A.3.c of the Doylestown Township Zoning Ordinance in order to allow updating and expansion of existing and nonconforming structures located within the minimum rear yard setback distance of seventy-five (75) feet created thereby. The Tax Parcel numbers of the subject property are 9-4-2 and 9-4-2-2 located at 777 Ferry Road, Doylestown, PA. It is Zoned CR - Commercial Retirement Zoning District of Doylestown Township.

- **Z2-2011 - Delaware Valley College - 700 E. Butler Avenue, Doylestown, PA 18901**

The Applicant desires to construct a parking area, consisting of approximately one hundred (100) parking spaces, to serve existing academic and athletic facilities. In order to do so, the Applicant requests the following relief from the Doylestown Township Zoning Ordinance: (1) a variance from §175-23.B.1 in order to eliminate of the obligation to install a dense buffer of vegetation not less than four (4) feet in height around the parking area; (2) a variance from §175-23.B.3 to eliminate the need for the construction of ten (10) foot wide islands between each row of parking spaces; and (3) a variance from §175-23.B.4 to eliminate the requirement to use ten (10%) of the proposed parking area as parking islands and planting strips. The Tax Parcel # of the subject property is 9-7-42 and is located in the I Institutional District of Doylestown Township.

- **Z3-2011 - White Eagle Labs - 2015 Lower State Road, Doylestown, PA 18901**

The Applicant desires to develop the property into a mixed use commercial and residential development, and in order to do so, requests a variance from §175-16.B.15.g.6 of the Doylestown Township Zoning Ordinance in order to permit a density of 2.087 dwelling units per acre on the property which is in the R-1 Zoning District, instead of the required 2.0 dwelling units per acre. The Tax Parcel numbers of the subject property are 9-7-130 and 9-7-130-4.