

Doylestown Township
Zoning Hearing Board
June 17, 2013

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Doylestown Township will hold a public meeting and hearing on Monday, June 17, 2013 at 7:00 p.m. The meeting will be held at the Township Administrative Building, located at 425 Wells Road, Doylestown, PA 18901.

AGENDA

• **Z-4-2013 – Pennsford, LLC Warrington Country Club**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will resume a public hearing on Monday, June 17, 2013 at 7:00 p.m. at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Pennsford, LLC, regarding Tax Parcel No. 9-14-32 which is located at 1360 Almshouse Road, Warrington, PA in the C-2 Commercial zoning district and used as a banquet facility. The Applicant seeks modifications of conditions 2&3 imposed by the Zoning Hearing Board in its January 25, 2012 decision granting a special exception, in order to allow sit down dinners in the addition that has been constructed pursuant thereto, as well as to permit amplified music, dancing or disc jockeys within that addition. Alternatively, the Applicant requests variances from these conditions. Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the Hearing.

The Tax Parcel # of the subject property is 9-14-32. Subject property is located at 1360 Almshouse Road, Warrington, PA and is Zoned C-2, Commercial Zoning District.

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AGENDA

- **Z-6-2013** – Chris Cafiero , 421 Germantown Pike DFC, LLC

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, June 17, 2013 at 7:00 p.m. at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Chris Cafiero, 421 Germantown Pike DFC, LLC, 1000 Germantown Pike, Unit A-2, Plymouth Meeting, PA 19462, regarding Tax Parcel No. 9-14-37 which is located at the intersection of Almshouse and Easton Roads in the C-2 Commercial Zoning District of Doylestown Township, PA and developed as the Blueberry Hill Shopping Center. The Applicant requests modifications of conditions of approval to operate a daycare facility on the subject property so as to permit an alteration of the impervious surface coverage ratio approved thereby necessitated by regulations governing the surface area of the play area to be used for infants and toddlers. Additionally, the Applicant asks for modification or a further variance from §175-17.D.3 of the Doylestown Township Zoning Ordinance in order to permit the proposed play area be located at a setback distance of 41 feet, instead of the required 65 feet, and the previously approved 56 feet. Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the Hearing.

The Tax Parcel # of the subject property is 9-14-37. Subject property is located at 1721 Easton Road, Doylestown, PA and is Zoned C-2, Commercial Zoning District.