

# **AGENDA**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, October 17, 2016 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Metro Storage, LLC, regarding Tax Parcel No. 9-19-5, which is located at 36 Duane Road a/k/a 1767 S. Easton Road, in the C1, Commercial Zoning District of Doylestown Township. The Applicant requests a special exception, pursuant to §175-67.B of Doylestown Township Zoning Ordinance, to permit a climate-controlled storage facility, classified as a Warehouse Use at §175-16.G-15. Additionally the applicant requests the following variances from the Ordinance: (1) from §175-21.A.1, to permit a planting buffer less than 6 to 8 feet in height with opacity (complete screening); (2) from §175-21.B and §175-21.C, to permit a minimum 3 foot wide side yard buffer and 18 foot rear yard buffer in lieu of the required 50 foot buffer; (3) from §175-21.E, to permit less than the minimum required buffer, berm, width and plantings due to size, grading and retaining wall constraints; (4) from §175-21.E.5, to permit a board-on-board fence along a portion of the boundary between residential and non-residential properties; (5) from §175-23.B.4, to permit less than 10% of the parking areas to be used for islands and planting strips; (6) from §175-23.C.13, to permit parking and access ways within the front, side and rear yards closer to the ultimate right-of-way and lot line than is permitted; (7) from §175-27.D.1.b, to permit approximately 5% disturbance of floodplains for installation of a sanitary sewer lateral and storm discharge; (8) from §175-27.D.6.b.1 and §175-27.D.6.b.2, to permit approximately 52% disturbance of 15% to 25% steep slopes and to permit disturbance of steep slopes in excess of 25% in lieu of the maximum permitted disturbance of 40% and 15% respectively; (9) from §175-27.D.7.b and §175-103.4, to permit approximately 15% disturbance of the Riparian Corridor Conservation District (Zones 1 & 2) for grading associated with construction of a subsurface stormwater management basin and installation of a stormwater management outfall pipe and associated rip-rap as well as for installation of a sanitary sewer lateral; (10) from §175-68.A.3, to permit approximately 95% impervious cover in lieu of the maximum impervious cover of 40%; (11) from §175-68.A.5.a and §175-17.D.3, to permit front yard setback from an arterial road of approximately 1 foot in lieu of the minimum required 65 feet; (12) from §175-68.A.5.c, to permit side and rear yards abutting a residential district to be used for access ways, driveways, and parking areas; (13) from §175-69.D, to permit parking in the front yard to within 9 feet of the front yard line; (14) from §175-69.E, to permit parking in the side yard to within 10 feet of the side lot line; (15) from §175-106.E, to permit a building sign to be located on the right-of-way line in lieu of being required to be set back a distance equal to its height; and (16) from §175-20 which requires compliance with §153 of the Doylestown Township Subdivision and Land Development Ordinance in the following respects: (a) from §153-36.C.1.b, to permit light levels exceeding the maximum permitted 0.5 foot candles at the property line for lighting at the site access drive to Easton Road; and (b) from §153-36.C.2, to permit a lower foot-candle level than the required minimum average foot-candle level of 1.0 for industrial and office developments. Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the hearing.

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

William J. Lahr, III  
Richard K. Gaver  
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116 East 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, October 17, 2016 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of David & Christine Ferrara, regarding Tax Parcel No. 9-7-135, which is located at 321 Wells Road, in the R-1, Residential Zoning District of Doylestown Township. The Applicants propose the construction of a detached accessory garage and request the following variances from the Doylestown Township Zoning Ordinance in order to do so: (1) from §175-16.H-3.e, to permit the garage to be located in the front yard as defined by the Ordinance, instead of the required side or rear yards; and (2) from §175-17.F.1, to locate the garage in front of the principal building setback line, instead of behind it. Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the hearing.

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