

**ZONING HEARING BOARD OF DOYLESTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Application No. Z-6-2018

Applicant: Winchester Acquisitions, L.P.
404 N. Sumneytown Pike, Suite 200
North Wales, PA 19454

Owner: Franklin A. & Elizabeth K. Burke Revocable Living Trust
3725 Bristol Road
Doylestown, PA 18901

**Subject
Property:** Tax Parcel No. 09-007-006 which is located at the address of the
Owner set forth above.

**Requested
Relief:** The Applicant proposes the construction of eight (8) single-
family attached dwellings (Use B-15), in conjunction with the use
of an historic structure on the property at issue, and requests a
variance from §175-16.B(15)(g)[6] of the Doylestown Township
Zoning Ordinance (“Ordinance”) to permit a site density of 2.018
units per acre instead of the 2.0 units per acre permitted. The
property is 8.917 acres. Previous zoning relief was granted
pursuant to Decision issued November 20, 2017.

**Hearing
History:** The application was filed in Doylestown Township on March 23,
2018. The hearing was held on May 21, 2018 at the Doylestown
Township Building, 425 Wells Road, Doylestown, PA 18901.

Appearances: Applicant by: Edward F. Murphy, Esq.
Wisler Pearlstine, LLP
PO Box 1186
301 North Sycamore Street
Newtown, PA 18940

Mailing Date: June 25, 2018

DECISION

FINDINGS OF FACT:

1. The Zoning Hearing Board of Doylestown Township met the requirements of the Zoning Ordinance, the Municipalities Planning Code, and other relevant statutes as to legal notice of the hearing held.

2. The Zoning Hearing Board adopts the Findings of Fact as contained within Decision Z-8-2017, issued November 20, 2017, and incorporates same by reference.

3. The Zoning Hearing Board finds that the Applicant has not changed the design or dimensions of the subject plans. Instead, the site density issue arose through review by Township Professionals. The plan as originally designed and considered at Z-8-2017 reflected the same 2.018 units be acre.

4. No one spoke in opposition to the application.

5. Doylestown Township took no position regarding the present application.

CONCLUSIONS OF LAW

1. The Zoning Hearing Board incorporates the Conclusions of Law issued at Z-8-2017 by reference.

2. Further, the Board finds that the variance of 0.018 units per acre is *de minimis* and grants the variance accordingly.

3. Accordingly, the Doylestown Township Zoning Hearing Board determined, unanimously, to grant relief to the Applicant and the Subject Property as is set forth hereafter.

ORDER

Upon consideration and after hearing, the Zoning Hearing Board of Doylestown Township hereby GRANTS a variance from §175-16.B(15)(g)[6] of the Doylestown Township Zoning Ordinance in order to permit a site density of 2.018 units per acre, instead of the 2.0 units per acre permitted, as a *de minimis* variance from the Ordinance. In all other respects, the Board incorporates the Order issued at Z-8-2017 on November 20, 2017.

The relief herein granted is subject to compliance with all other applicable governmental ordinances.

**ZONING HEARING BOARD OF
DOYLESTOWN TOWNSHIP**

By: /s/ William J. Lahr
William J. Lahr, Chairman

/s/ Richard K. Gaver
Richard K. Gaver, Vice Chairman

/s/ Mitchell Aglow
Mitchell Aglow, Secretary

IMPORTANT NOTE: Pursuant to §175-136 and §175-137 of the Doylestown Township Zoning Ordinance, the relief granted herein shall expire five (5) years from the date of this decision.