

# **AGENDA**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, September 21, 2020 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Brian Dusault, regarding Tax Parcel No. 09-002-005-007 which is located at 117 Wagon Wheel Lane, in the R1-A, Residential Zoning District of Doylestown Township, Bucks County. Applicant seeks to renovate portions of an existing single-family dwelling to create an in-law suite. Applicant seeks a special exception under §175-32.B.H-12 of the Doylestown Township Zoning Ordinance (“Ordinance”), to permit the in-law suite, consistent with the factors identified at §175-138 of the Ordinance, and a variance from §175-16.H(12) to permit the in-law suite to occupy greater than 25% of the total useable floor area of the principal residence. 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  
Mitchell Aglow  
Samuel D. Costanzo

Thomas E. Panzer, Esquire  
Solicitor  
High Swartz LLP  
116 East Court Street  
Doylestown, PA 18901

# **AGENDA**

Hearing continued to September 21<sup>st</sup>, 2020 at 7:00pm

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, August 27, 2020 at 7:30 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Robert & Karen McPherson, regarding Tax Parcel No. 09-043-009 which is located at 78 Bittersweet Drive, in the R-1, Residential Zoning District of Doylestown Township, Bucks County. Applicants seek to reconstruct and relocate a fence which will encroach into a stormwater easement and a residential buffer zone. Applicants seek variances from the Doylestown Township Zoning Ordinance (“Ordinance”) §175-21.B and §175-16 H-3(c)(3) to allow the fence within the easement area and the residential buffer. 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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The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, September 21, 2020 at 7:30 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Michael Taratuski and Robert Taurino (No. Z-21-2019), regarding Tax Parcel No. 09-025-029, which is located at 43 Bedford Avenue, in the R-1, Residential Zoning District of Doylestown Township, Bucks County, PA. Applicants seek to construct a single-family dwelling (Use B-1) on an undersized lot. Applicants seek a variance from the Doylestown Township Zoning Ordinance ("Ordinance") §175-39 to build on a 36,000 square foot lot where 40,000 square feet is required. Applicant further seeks a variance from §175-27.D(5)(b) to allow woodland disturbance in excess of the 50% permitted. 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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# **AGENDA**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, September 21, 2020 at 8:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Michael Taratuski and Robert Taurino (No. Z-20-2019/"Lot 1"), regarding Tax Parcel Nos. 09-025-035, 09-025-036, 09-025-057, 09-025-058 which are located at and in proximity to 45 Bedford Avenue, in the R-1, Residential Zoning District of Doylestown Township, Bucks County, PA. Applicants seek to merge a number of undersized lots and construct a single-family dwelling (Use B-1) on the resulting undersized lot. Applicants seek variances from the Doylestown Township Zoning Ordinance ("Ordinance") §175-38 to build on an 8,000 square foot lot, where a 40,000 square foot lot is required, and to allow impervious surface coverage at 37.5% as opposed to the 20% allowed. Applicants also seek variances from §175-39 of the Ordinance to allow construction on the undersized lot, to allow a lot width of 40 feet where 150 feet is required, and to allow a side yard setback of 6 feet on each side where 25 feet is required; and a variance from §175-27.D(5)(b) to allow woodland disturbance in excess of 50%. 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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