

AGENDA

Z-20-2023

Hearing continued to January 25, 2024

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, December 18, 2023 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Brixmor Property Group, regarding Tax Parcel Nos. 09-014-037-002 and 09-014-037-003, which are located at 1745 S. Easton Road, in the C-2, Commercial Zoning District of Doylestown Township. Applicant seeks to redevelop the property, informally known as the Barn Plaza shopping center. In so doing, Applicant proposes to redevelop the former theater and Applebee's with six (6) proposed restaurants, four (4) proposed retail shops and one (1) proposed medical office use, along with new and additional signage. Applicant seeks to maintain certain preexisting lawful dimensional nonconformities regarding location of buildings, paving, and buffering, consistent with §175-112.B(4) of the Doylestown Township Zoning Ordinance ("Ordinance"). In addition, or in the alternative, Applicant seeks variances from the bulk dimensional provisions of §175-72.A and §175-21 of the Ordinance to accommodate the new buildings, parking, increase impervious, and maintain existing buffering. Applicant further seeks variances from §175-111.2.F(1) to exceed the number, size, and height of permitted signage; a variance from §175-109.C(3), to permit two (2) proposed pylon signs to be erected on Route 611 with a setback from the street line of 5 feet, instead of the required 10 feet; a special exception under, or a variance from, §175-112.B(3) to exceed the permitted 50% impervious surface coverage; and a variance from §175-16.E(6)(c) to reduce the allowance for drive through vehicle stacking. Materials regarding this application may be examined at the Doylestown Township Building during normal business hours and 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 E. Court Street
Doylestown, PA 18901