

## **AGENDA**

### **Z-17-2025**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, January 22, 2026 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Robert & Melanie Spratt, regarding Tax Parcel No. 09-004-042, which is located at 1423 Ferry Road, in the R-1, Residential Zoning District of Doylestown Township. Applicants seek to construct an Accessory Family Apartment (Use H(12)(b)), in a separate building from the principal residential building, on the subject site. In order to facilitate the use, Applicant seeks the following relief from the Doylestown Township Zoning Ordinance ("Ordinance"): (1) a special exception pursuant to §175-37(b) to utilize the proposed accessory structure for an H12 Accessory Family Apartment use; (2) a variance from §175-16(H)(12)(b), to permit the proposed Accessory Family Apartment to be located in a separate building rather than being attached to the existing single-family dwelling; and, (3) a variance from §175-38, to permit an impervious coverage ratio greater than 20%. 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  
Samuel D. Costanzo  
Richard Gaver

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