NOTICE

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, November 16, 2026 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Legacy Capital Fund, LLC, c/o Ben Mok, regarding Tax Parcel No. 09-034-097, which is a vacant lot located at Cherry Lane (fronts Pebble Hill Road and Old Pebble Hill Road), in the R-1, Residential Zoning District of Doylestown Township. Applicant seeks to construct a single-family dwelling on an undersized lot, located at the corner of Pebble Hill and Old Pebble Hill Roads. In order to facilitate construction, Applicant seeks the following variances from the Doylestown Township Zoning Ordinance: (1) a variance from §175-16.H.(3)(d)(5) and §175-17.F.(1), to permit structures to be located within the front yard. (2) a variance from §175-17.F.(3) & §175-39, to permit 14-foot and 27-foot front yard setbacks, where a 50-foot setback is required from Old Pebble Hill Road, and a 65-foot setback is required from Pebble Hill Road (being a collector road), respectively; (3) a variance from §175-38, to permit a lot area of 16,403 SF where 40,000 is required; (4) a variance from §175-23.B(1), to permit a 10-foot barrier planting strip which separates the off-street parking from the ultimate right-of-way line; (5) a variance from §175-27.D.(5)(b), to protect 30% of the woodlands, as opposed to the 50% required. 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
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