

**Doylestown Township  
Zoning Hearing Board  
April 15, 2013**

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Doylestown Township will hold a public meeting and hearing on Monday, April 15, 2013 at 7:00 p.m. The meeting will be held at the Township Administrative Building, located at 425 Wells Road, Doylestown, PA 18901.

**AGENDA**

- **Z-3-2013 - John & Rena Thompson**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, April 15, 2013 at 7:00 p.m. at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of John & Rena Thompson, 705 Almshouse Road, Doylestown, PA 18901, regarding Tax Parcel No. 9-7-117-1 which is located at that address in the R-1A, Residential Zoning District of Doylestown Township. The Applicant desires to subdivide the property into two lots and, in order to do so, requests the following relief from the Doylestown Township Zoning Ordinance: (1) a variance from §175-17.G.2 in order to create a flag lot that will be 48,788 square feet in size, instead of the required 80,000 square feet; (2) a variance from §175-34 in order to create two lots, each of which will contain less lot area than the two acres required; proposed lot #1 will be .64 acres in size and proposed #2 will be 1.12 acres in size; (3) a variance from §175-34 in order to permit a lot width for proposed lot #1 of 151.82 feet, instead of the required 200 feet; and (4) variance from §175-33 to permit an impervious surface coverage ratio on proposed lot #2 of 22%, instead of the maximum permitted 15%. Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the Hearing.

The Tax Parcel # of the subject property is 9-7-117-1. Subject property is located at 705 Almshouse Road, Doylestown, PA and is Zoned R1a, Residential Zoning District.

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**AGENDA**

- **Z-2-2013 - Lafonda Houser**

The Zoning Hearing Board of Doylestown Township, Bucks County, Pennsylvania, will hold a public hearing on Monday, April 15, 2013 at 7:00 p.m. at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Mike Houser, regarding Tax Parcel No. 9-11-6 which is located at 116 Park Drive in the R-1, Residential Zoning District of Doylestown Township, PA. The Applicant requests a special exception, pursuant to §175-37.B of the Doylestown Township Zoning Ordinance, in order to permit the conversion of a detached garage to an in-law suite. Further, a variance is requested from §175-16.H-12.a to permit the in-law suite to exceed 25% of the total usable floor area of the principal residence. Additionally, the Applicant requests a variance from §175-39 to allow that use within the detached garage which is located at a side yard setback distance of 15 feet, instead of the required 25 feet. Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the hearing.

The Tax Parcel # of the subject property is 9-11-6. Subject property is located at 116 Park Ave, Doylestown, PA and is Zoned R1, Residential Zoning District.