

# **AGENDA**

Hearing continued September 26<sup>th</sup>, 2019 at 7:00pm

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, August 22, 2019 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of John & Linda Vataha, regarding Tax Parcel No. 09-014-042-013, which is located at 96 Willowbrook Drive, in the R-1A, Residential Zoning District of Doylestown Township, Bucks County, PA. Applicants seek to use the subject premises to support their 501(c)(3) non-profit organization, Mobile Minis. The Mobile Mini program utilizes eight miniature therapy horses. The activity on-site includes use of barn area for grooming, storage and stalls. Outdoor activity includes walking the horses as necessary. The barn will also be used for sessions allowing guests and volunteers to interact with the miniature horses by advance sign up only. Applicants seek either a variance from §175-32.A (use H-11) of the Doylestown Zoning Ordinance (“Ordinance”), or a special exception under §175-32.B (Use H-1), or both, to allow the proposed use. In addition, applicants seek variances from both §175-16.H-1 (Home Based Business) and §175-16.H-11 (Raising of Livestock), to allow the use. 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

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The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, September 26, 2019 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Matthew O'Brien, regarding Tax Parcel No. 09-040-013, which is located at 1464 Turk Road, in the R-1, Residential Zoning District of Doylestown Township, Bucks County, PA. Applicant seeks to construct an addition to the existing single-family dwelling on the subject corner property. The plan results in a request for a variance from §175-39 of the Doylestown Township Zoning Ordinance to allow a 36 foot 8 inch front yard, where 50 feet is required and a 42 foot 3 inch rear yard, where 50 feet is required. The existing dwelling is nonconforming as to front yard, rear yard, and side yard setbacks. 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 Thursday, September 26, 2019 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Mark and Frances KH Fischer, regarding Tax Parcel No. 09-007-023, which is located at 1730 Lower State Road, in the R-1a, Residential Zoning District of Doylestown Township, Bucks County, PA. Applicants seek a special exception under §175-112.B(3) of the Doylestown Township Zoning Ordinance to expand an existing legal non-conforming business (grain mill), by adding ten (10) additional storage bins of various sizes. In the alternative, applicants may require a variance from §175-32 to allow the expanded combination Residential/Farm/Mill use on the subject 15.47 acre property. 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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