

AGENDA

Continued to August 28, 2025

Z-9-2025

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, July 24, 2025 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Christopher & Elizabeth Baia, regarding Tax Parcel No. 09-017-012, which is located at 1850 Turk Road, in the R-2, Residential Zoning District of Doylestown Township. Applicant seeks to construct a single-family residential dwelling with associated improvements on the subject 1.82 acre unimproved property. The lot is a flag lot. Applicant seeks the following variances from the Doylestown Township Zoning Ordinance ("Ordinance") to facilitate access to the lot: (1) from §175-27.D(1)(b), to permit a floodplain protection ratio of 85.4%, where a protection ratio of 95% is required; (2) from §175-27.D(5)(b), to permit a woodland protection ratio of 27.8%, where 50% is required; (3) from §175-27.D(6)(b)[1], to permit 100% disturbance of steep slopes of 15% to 24%, where 60% is required to be preserved; and, (4) from §175-27.D(7)(b), to permit a 67.6% protection ratio for Riparian Corridor Conservation District lands, where 100% is 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 OF DOYLESTOWN TOWNSHIP

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