

AGENDA

Z-10-25

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, September 29, 2025 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Dianna Berger, regarding Tax Parcel No. 09-006-034, which is located at 540 Swamp Road, in the R-1, Residential Zoning District of Doylestown Township. The property in question supports Applicant's single-family dwelling as well as an accessory building. The Applicant is requesting two special exceptions; (1) to permit a homebased business; and, (2) to permit an accessory family apartment, both to be contained within the existing accessory structure. In addition, Applicant is requesting variances with regard to usable floor area. Usable floor area for the business is proposed at 139.5%, where 25% is permitted. Usable floor area for the accessory family apartment is proposed at 182%, where 25% is permitted. Applicant is also seeking confirmation of an existing nonconformity. The existing dwelling is 17' 4" from the side lot line. A 15 foot minimum side yard is required with an aggregate of 40 feet or more. Applicant seeks to construct an addition which extends the 17' 4" nonconforming setback for a length of 12 feet along the same lot line. The special exceptions are requested pursuant to §175-37.B H-1 and §175-37.B H-12 of the Doylestown Township Zoning Ordinance ("Ordinance"), respectively. The variances are from Ordinance §175-16.H-1(m), §175-16.H-12(a) and §175-39, respectively. 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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