

## **AGENDA**

**Z-12-2025**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, October 20, 2025 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Triumph Development Group LLC, regarding Tax Parcel No. 09-009-039, which is located at 651 N. Shady Retreat Road, in the R-2b, Residential Zoning District of Doylestown Township. Applicant seeks to develop the subject property with ten (10) townhomes (Use B-4 Single-Family Attached Dwelling Units). Applicant proposes to preserve an existing historic dwelling on site. To facilitate the proposed development, Applicant seeks the following variances from the Doylestown Township Zoning Ordinance: (1) from §175-16.B(4)(d)[4], to permit a total site width of 271.7 feet for the area encompassing the B-4 Single-Family Attached Dwelling Units, where a minimum site width of 300 feet is required; (2) from §175-54, to permit a gross site area of 3.85 acres, where a minimum gross site area of ten (10) acres is required; and, (3) from §175-21.C, to permit a buffer yard of 10 feet along a portion of the southern property line, where 30 feet 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**

William J. Lahr, III  
Samuel D. Costanzo  
Richard Gaver

Thomas E. Panzer, Esquire  
Solicitor  
High Swartz LLP  
116 E. Court Street  
Doylestown, PA 18901