

**Doylestown Township  
Zoning Hearing Board  
August 19, 2013**

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Doylestown Township will hold a public meeting and hearing on Monday, August 19, 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-7-2013 – Penn Color Inc.**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, August 19, 2013 at 7:00 PM at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Penn Color, Inc. regarding six Tax Parcels that are collectively located at 400 Old Dublin Pike, Doylestown, PA. The Applicant desires to consolidate and improve the appearance and location of parking for the existing use and, in order to do so, requests the following variances from the Doylestown Township Zoning Ordinance: (1) from §175-16.H.3.d.1 to permit the continued existence of a storage shed on Tax Parcel No. 9-48-24 to be located 5 feet from a property line instead of the required 7 feet; (2) from §175-18 to permit obstructions within the required 50' x 50' clear sight triangle at the intersection of Pine Run Road and Old Dublin Pike; (3) from §175-21.C.2 to reduce the width of buffer yards between the employee parking area and an adjacent residential district or use from 30 feet; (4) from §175-23.B.2 to allow the continued maintenance of parking area on Tax Parcel No. 9-48-25 less than the required distance from the ultimate right-of-way of its fronting street and to eliminate the required barrier planting strip; (5) from §175-23.C.13 to permit the continuance of an existing parking area on Tax Parcel No. 9-48-25 to be 10 feet from the ultimate right-of-way, instead of the 100 feet required; 10 feet from the side lot line, instead of the 25 feet required; and 10 feet from the rear property line, instead of the 50 feet required; (6) from §175-37 to continue the uses of office and warehouse in a R-1 residential district on Tax Parcel Nos. 9-4-50 and 9-48-25, when such uses are not otherwise permitted in that district; (7) from §175-38 to permit the continued existence of a non-conforming impervious surface coverage of 40% on Tax Parcel No. 9-4-50, instead of the maximum of 20% and to allow such coverage ratio to be 80% on Tax Parcel No. 9-48-25, instead of the required 20%; (8) from the lot area and dimensional requirements of §175-39 in order to permit less lot area on Tax Parcel Nos. 9-48-24, 9-48-25, and 9-4-50 than required and to allow the continued existence of non-conforming setbacks and lot widths; (9) from §175-106.F to allow a freestanding sign to be located at a setback distance of 4 feet from the ultimate right-of-way line instead of the required 100 feet; and (10) from §175-109.C.4 to allow the freestanding sign to be 32 square feet in size to a height of 5 feet instead of the maximum permitted 12 square feet. The subject property is located in the R-1, Residential Zoning District of Doylestown Township. 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 #'s of the subject property are 09-004-048-002, 09-004-049, 09-004-050, 09-004-084, 09-048-024, 09-048-025. Subject property is located at 400 Old Dublin Pike, Doylestown, PA and is Zoned R-1, Residential Zoning District.