

AGENDA

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, December 19, 2016 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Doylestown Hospital & Anchor Health Development, LLC, regarding Tax Parcel Nos. 9-9-32-3, 9-9-33, and 9-9-32-7, which are collectively located at 595 W. State Street, in the C-4, Office and Medical Professional Zoning District of Doylestown Township. The Applicants propose an expansion of the existing hospital building for the purpose of increasing its cardiac services with an intensive care unit expansion and, in order to do so as proposed, request the following relief from the Doylestown Township Zoning Ordinance: (1) a special exception, pursuant to §175-112.B.3 to increase an existing nonconformity to the 100 foot special setback for a hospital use; (2) a variance from 175-23.A.1, to permit parking spaces to be 10' x 18' in size, instead of the required 10' x 20'; (3) variances from §175-23.B.2 and §175-23.C.13, to permit a parking area to encroach into the front yard in addition to the permitted 50% of the distance of the front yard setback from an arterial road. This variance is requested for the parking area intended to serve Pavilion III medical office building at the State Street frontage of the property; (4) a variance from §175-23.B.3, to eliminate the requirement that 10 feet wide parking islands be constructed between each row of parking in the parking area intended for the Pavilion III medical office building; (5) a variance from §175-77.3.A, in the alternative to the special exception request, to permit a hospital building addition to encroach into the required 100 foot special setback distance required for a hospital use at a location adjacent to the Route 611 bypass. The existing building presently encroaches into the 100 foot setback by approximately 8 feet and the request is to increase that encroachment to 30 feet; and (6) a variance from §175-77.3.A to permit an impervious surface coverage ratio of greater than the maximum permitted 60%. 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

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The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Monday, December 19, 2016 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Michael V. Tulio & Ruth Marie Pavlica, regarding Tax Parcel No. 9-4-83-22, which is located at 8 Greenway Drive, in the R-2b, Residential Zoning District of Doylestown Township. The Applicants propose the construction of a bocce ball court on the subject property and request an interpretation that the surface of the court is pervious and not to be included as impervious surface coverage. In the alternative, the applicant requests a variance from §175-54 of the Doylestown Township Zoning Ordinance to exceed the maximum permitted impervious surface coverage ratio on the subject property. Further, the applicants request the following variances: (1) from §175-16.H.3.c.3, to permit a fence and retaining wall to be located within existing easements on the property; and (2) from §175-16.H.3.f, to permit a portion of the proposed court to be located at a side yard setback distance of less than the required 15 feet. 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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