

## **AGENDA**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, October 22, 2020 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Jason and Jamie Cohen, regarding Tax Parcel No. 09-004-083-020, which is located at 12 Greenway Drive, in the R-2B, Residential Zoning District of Doylestown Township. Applicants seek to place a fence across an existing easement within the rear yard of their residential property. §175-16(3)H-3(C)(3) prohibits fences within a public easement or a private easement prohibiting placement of a fence. Applicants seek a variance accordingly. 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  
Mitchell Aglow  
Samuel D. Costanzo

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

## **AGENDA**

The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, October 22, 2020 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Raul A. and Tanya H. Casas, regarding Tax Parcel No. 09-023-022, which is located at 2135 Turk Road, in the R-1, Residential Zoning District of Doylestown Township. Applicants seek to renovate an existing 585 s.f. detached garage into a 632 s.f. attached garage located on the side of the house. The garage addition will be attached to the dwelling and located on the existing impervious surface currently used as the driveway. Additionally, the Applicants seek to increase the side of the existing 299 s.f. patio by 51 s.f. §173-38 of the Doylestown Township Zoning Ordinance (“Ordinance”) permits a maximum of 20% impervious surface ratio. Applicants seek a determination that the impervious surface ratio of 23% represents a lawful preexisting nonconforming condition, or requests a variance from §173-38 to allow impervious surface of 23%. §175-39 of the Ordinance requires a 25 foot side yard setback for each side yard. Applicants seek relief to allow an existing 15 foot side yard to remain at 15 feet, and to allow a 21 foot side yard to reduce to 18 feet. 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.

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The Zoning Hearing Board of Doylestown Township, Bucks County, PA, will hold a public hearing on Thursday, October 22, 2020 at 7:00 PM, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA, to consider the application of Gary and Sandra Bergstresser, regarding Tax Parcel No. 9-31-69, which is located at 537 West Sandy Ridge Road in the R1 Zoning District of Doylestown Township, Bucks County, PA. The applicant requests a special exception pursuant to Section 175-37(B)(H-12) of the Doylestown Township Zoning Ordinance to permit an in-law suite, a variance from Section 175-16(H)(12)(a) to permit an in-law suite to occupy 40% instead of 25% of total usable floor area of the principal residence, and from Section 175-16(H)(12)(c) to permit the in-law suite to be located within a replacement detached garage. 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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