

**ZONING HEARING BOARD OF DOYLESTOWN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

**Applicant:** CSW Arbour Square IV  
1300 Virginia Drive, Suite 215  
Fort Washington, PA 19034

**Owner:** Same.

**Subject Property:** Tax Parcel No. 09-009-067-02A and 09-009-067-02B, which are located at the 2010 S. Easton Road, Doylestown, PA 18901.

**Requested Relief:** Applicant is constructing a senior living facility at the subject site. Applicant seeks to install two (2) freestanding signs along South Easton Road. §175-111.2.C(1)(a) of the Doylestown Township Zoning Ordinance permits one freestanding sign. Applicant seeks a variance accordingly.

**Hearing History:** The application was filed in Doylestown Township on November 24, 2020. The hearing was held on January 18, 2021 at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 18901.

**Appearances:** Applicant by: Carrie B. Nase-Poust, Esq.  
Fox Rothschild, LLP  
2700 Kelly Road, Suite 300  
Warrington, PA 18976

**Mailing Date:** March 4, 2021

## DECISION

### FINDINGS OF FACT:

1. The Zoning Hearing Board of Doylestown Township met the requirements of the Zoning Ordinance, the Municipalities Planning Code, and other relevant statutes as to legal notice of the hearing held.

2. The Applicant is the Owner of the Subject Property and therefore possessed of the requisite standing to make application to this Board.

3. The Subject Property is located in the C-3, Commercial Zoning District of Doylestown Township. The lot area is 20,547 square feet (total site area). The net buildable site area is 17,158 square feet.

4. The site has been approved, through a Final Land Development Plan (see Gilmore & Associates Tabor Tract Record Plan dated June 28, 2019, last revised February 28, 2020).

5. Applicant is constructing a senior living facility at the subject site. Applicant seeks to install two (2) freestanding signs along South Easton Road. §175-111.2.C(1)(a) of the Doylestown Township Zoning Ordinance permits one freestanding sign. Applicant seeks a variance accordingly.

6. The Land Development Plan approved is mixed use, including office space and senior living. The senior living facility approved consists of up to 148 beds. The median age of the residents will be 80 years old.

7. In designing the entrance to the facility, the Applicant has aligned the driveway access from S. Easton Road (Route 611) with an existing traffic signal.

8. Applicant initially attempted to design a boulevard type entrance with a single freestanding double sided sign proposed for the “median of the boulevard”. However, PennDOT review resulted in a denial of the boulevard entrance and therefore the signage plan.

9. Applicant redesigned the entrance as reflected on the approved Land Development Plan. As a result, there is no center island within which to place a double sided freestanding sign. Accordingly, Applicant has proposed two single sided freestanding signs, one on each side of the entrance drive.

10. The signs are proposed to be located outside of the required sight triangle, but visible enough for the traveling public, traveling in either direction along Easton Road/Route 611, to execute a traffic movement to enter the site.

11. Applicant considers the elevation of the site and the split in the travel lanes of Easton Road/Route 611, to serve as unique circumstances related to the

property. Applicant suggests that the request for relief represents the least modification of the Ordinance and that granting the relief will have no adverse impacts.

12. Adjacent property owner Gary Nice was present, primarily to determine what relief is being requested. Mr. Nice offered no opposition to the sign variance.

13. Doylestown Township took no position with regard to this application.

**CONCLUSIONS OF LAW:**

1. The Subject Property is being developed and used consistent with the requirements of the Doylestown Township Zoning Ordinance, subject to the land development approvals and waivers granted by Doylestown Township.

2. The Applicant has presented evidence of sufficient factors to warrant the grant of the variance requested.

3. The competent evidence presented leads the Board to conclude that, if the variance relief is granted, there will be no negative impacts upon surrounding properties or uses. To the contrary, the Zoning Hearing Board considers the proposed signage and rationale for placement of the signage to serve the health, safety and welfare of the residents and patrons of the use on site as well as the traveling public along Easton Road/Route 611.

4. The evidence establishes that the relief sought by the Applicant is the minimum variance necessary. The Board is mindful that the Applicant attempted to comply with the Ordinance, but that attempt was frustrated through agency review during the land development process.

5. The variance sought will not alter the essential character of the neighborhood or district in which the Subject Property is located.

6. Accordingly, the Doylestown Township Zoning Hearing Board determined, unanimously, to grant the Applicant's request for relief, as is set forth hereafter.

**ORDER**

Upon consideration and after hearing, the Zoning Hearing Board of Doylestown Township hereby GRANTS a variance from §175-111.2.C(1)(a) of the Doylestown Township Zoning Ordinance to permit Applicant to install two (2) freestanding signs along South Easton Road. §175-111.2.C(1)(a) of the Doylestown Township Zoning Ordinance permits one freestanding sign. The relief granted is subject to the following conditions:

1. Each of the two (2) freestanding signs may only contain one side of copy (i.e. single sided sign);
2. Applicant will comply with all other applicable governmental ordinances and regulations, including but not limited to compliance with the Doylestown Township ordinance provisions addressing sight triangles, and otherwise obtain all required permits.

**ZONING HEARING BOARD OF  
DOYLESTOWN TOWNSHIP**

**By:** /s/ William J. Lahr  
William J. Lahr, Chairman

/s/ Mitchell Aglow  
Mitchell Aglow, Vice Chairman

/s/ Samuel Costanzo  
Samuel Costanzo, Secretary