

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

Docket No.: Z-19-24

Applicant: Michael Johnson
214 Delmar Court
North Wales, PA 19454

Owners: Same.

**Subject
Property:** Tax Parcel No. 09-008-014 and 09-008-015, which are located at 127 S.
Shady Retreat Road, Doylestown Township, PA.

**Requested
Relief:** Applicant seeks to construct a single-family dwelling with an
Accessory Family Apartment. Applicant seeks a special exception
consistent with §175-37.B H-12 of the Doylestown Township Zoning
Ordinance.

**Hearing
History:** The application was filed in Doylestown Township on November 7,
2024. The hearings were held on December 16, 2024 and February 27,
2025 at the Doylestown Township Building, 425 Wells Road,
Doylestown, PA 18901.

Appearances: Applicant, *Pro Se*

Mailing Date: April 11, 2025

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 R-1, Residential Zoning District of Doylestown Township. The lot area is approximately 1.33 acres. The property is intended to accommodate Applicant's single-family dwelling with an Accessory Family Apartment.

4. Applicant seeks a special exception consistent with §175-37.B H-12 of the Doylestown Township Zoning Ordinance.

5. A special exception is defined under the Doylestown Township Zoning Ordinance as, "A permission or approval granted to use land for a purpose other than those specified as uses permitted outright within a zoning district, granted by the Township Zoning Hearing Board in accordance with the standards contained in this chapter." See, Ordinance §175-9.

6. §912.1 of the Municipalities Planning Code ("MPC") provides for the Zoning Hearing Board to hear requests for special exceptions "to be granted or denied by the board pursuant to express standards and criteria ... [permitting] the board [to] attach such reasonable conditions and safeguards... as it may deem necessary ..." See, §912.1 of the MPC.

7. §175-137 and §175-138 similarly provide standards and criteria for the granting of special exceptions.

8. §175-37 B H-12 provides that the Accessory Family Apartment is permitted by special exception.

9. The provisions of the Ordinance defining an Accessory Family Apartment are found at §175-16.H(12), and read as follows:

H-12. Accessory Family Apartment. One accessory dwelling unit to a single-family detached dwelling shall be permitted as a residence by family members or a family caregiver, provided that the conditions set forth in this section are met, and further provided that the accessory use, in all respects, complies with this chapter relating to the zoning district wherein the

proposed accessory dwelling unit is to be constructed or to be used.

[Added 5-4-1993 by Ord. No. 224; amended 2-16-2021 by Ord. No. 401]

- (a) The Accessory Family Apartment shall occupy no more than 25% of the total usable floor area of the principal residence, not including any garage.
- (b) Accessory Family Apartments shall be part of the principal residence or may be contained in the existing accessory structure such as a garage.
- (c) The required off-street parking for the principal dwelling plus one additional off-street parking space for the Accessory Family Apartment shall be provided.
- (d) There shall be no changes to the exterior of the residence which suggests that the dwelling unit is other than a single-family dwelling or which would otherwise detract from the single-family character of the neighborhood. Manufactured homes, industrialized housing, recreational vehicles, travel trailers, and any other wheeled or transportable structure shall not be used as an Accessory Family Apartment.
- (e) No more than one Accessory Family Apartment shall be permitted per single-family detached dwelling.
- (f) A maximum of two occupants are permitted in such units. Accessory Family Apartment shall be occupied by family members or a family caregiver.
- (g) Each Accessory Family Apartment shall be registered with the Township Zoning Officer, who shall keep a record of its use to ensure compliance with this chapter. A fee shall be imposed by the Township Board of Supervisors for the registration of said use, which said fee shall be fixed periodically by the Board of Supervisors by resolution. Registration of an Accessory Family Apartment shall expire upon conveyance of the property, at which time the new property owner may reregister said use if warranted.
- (h) A certification shall be received from the Bucks County Board of Health or other regulatory agency certifying that the wastewater facilities are adequate to accommodate the

single-family dwelling as well as the Accessory Family Apartment as defined in this subsection.

- (i) The record owner of the property shall grant a deed restriction limiting such use in accordance with the foregoing provisions in favor of the Township, which agreement shall contain the following provisions:

- [1] A description of the dimensions and location of accessory use.

- [2] Being in a recordable document acceptable to the Township for filing with the Bucks County Recorder of Deeds Office. All costs for the preparation and recording of the foregoing document are the responsibility of the applicant for the accessory use.

- [3] The rental of an Accessory Family Apartment shall not be permitted, nor shall it be used in any way as an income property.

9. Applicant offered testimony satisfying each of the specific and general criteria for the Accessory Family Apartment, except §175-16.H(12)(b).

10. Applicant referenced and testified from certain plans, including a general site plan prepared by Lenape Valley Engineering; and, floor plans prepared by Hoffman Architects.

11. Applicant's testimony and the plans support a single-family dwelling with usable floor area of 5,400 square feet, and an Accessory Family Apartment of 673 square feet.

12. The Accessory Family Apartment is proposed for use by Applicant's mother-in-law.

13. No one spoke in opposition to the application.

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

CONCLUSIONS OF LAW:

1. The Subject Property has been developed and used consistent with the requirements of the Ordinance.

2. §175-37 provides that Use H12 Accessory Family Apartment is permitted within the R-1 Zoning District by special exception. MPC §912.1 and Ordinance §175-137 and §175-138 provide the authority and general criteria for the special exception.

3. §175-16.H(12) provides the specific criteria for the Accessory Family Apartment use.

4. Applicant has met the specific criteria.

5. A use permitted by special exception is presumptively consistent with the public health, safety and welfare; the denial of a special exception can be based only on proof that the use would create an adverse effect on the public welfare in a way not normally associated with proposed use. Kern v. Zoning Hearing Board of Tredyffrin Township, 68 Pa. Commw. 396, 449 A.2d 781 (1982). Here, no objecting witnesses participated in the hearing to present proof that the proposed use would present a substantial threat of harm to the health, safety and welfare of the community. Abbey v. Zoning Hearing Board of the Borough of East Stroudsburg, 126 Pa. Commw. 235, 559 A.2d 107 (PA. Cmwlth. 1989).

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 special exception pursuant to §175-16.H(12) of the Doylestown Township Zoning Ordinance to permit Applicant authorization to use a portion of the proposed single family dwelling as an Accessory Family Apartment.

The relief herein granted is subject to the following conditions:

1. The Accessory Family Apartment shall comply with §175-16 H-12 of the Ordinance.
2. Construction of the Accessory Family Apartment shall be consistent with testimony provided by Applicant during the hearings held and further subject to the plans provided.
3. Applicant is to provide a post-construction "As-Built" Plan to confirm for Doylestown Township that the project was developed without need for additional zoning relief.
4. Applicant must comply with the Bucks County Board of Health regulations, if and where applicable.
5. Applicant shall grant a deed restriction in accordance with §175-16(H)(12)(i).
6. Applicant must comply with all other applicable rules, regulations and governmental ordinances.

ZONING HEARING BOARD OF DOYLESTOWN TOWNSHIP

Thomas E. Panzer, Esq.
Solicitor
Doylestown Township
Zoning Hearing Board
High Swartz LLP
116 East Court Street
Doylestown, PA 18901
(215) 345-8888
E-Mail: tpanzer@highswartz.com

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

/s/ Mitchell Aglow
Mitchell Aglow, Vice Chairman

/s/ Samuel Costanzo
Samuel Costanzo, Secretary