

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

Docket No.: Z-7-25

Applicants: David and Christa DeAngelis
148 Woodcrest Lane
Doylestown, PA 18901

Owners: Same.

**Subject
Property:** Tax Parcel No. 09-025-164, which is located at the address of the Applicants set forth above.

**Requested
Relief:** Applicants seek to make improvements to the existing single-family dwelling. The proposed improvements result in a driveway realignment leaving the residential driveway five (5) feet from the side lot line. Doylestown Township Zoning Ordinance §175-16 H(3)(a) requires that all driveways and on-lot parking spaces shall be at least ten (10) feet from any side or rear lot line for single-family dwellings (use B-1). Applicants seek a variance to permit the five (5) foot setback.

**Hearing
History:** The application was filed in Doylestown Township on April 22, 2025. The hearing was held on May 22, 2025 at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 18901.

Appearances: Applicants, *Pro Se*

Jeffrey & Lisa Laatsch, 115 Woodcrest Lane, *Pro Se*

Mailing Date: July 7, 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 Applicants are the Owners 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 88,247 square feet. The Subject Property accommodates the Applicants' single-family dwelling with customary residential amenities.

4. Applicants seek to make improvements to the existing single-family dwelling. The proposed improvements result in a driveway realignment leaving the residential driveway five (5) feet from the side lot line. Doylestown Township Zoning Ordinance §175-16 H(3)(a) requires that all driveways and on-lot parking spaces shall be at least 10 feet from any side or rear lot line for single-family dwellings (use B-1). Applicants seek a variance to permit the five (5) foot setback.

5. The Jeffrey and Lisa Laatsch requested and were granted party status.

6. Applicants had no objection to their party status request.

7. The proposed addition did not require zoning relief.

8. Realigning the driveway to allow proper vehicular traffic, due to the addition, caused the need for zoning relief.

9. Applicants need 20 to 22 feet from garage to allow for proper turning of a vehicle in and out of the garage.

10. Applicants testified that there is no other placement without the need for more relief.

11. Applicants are proposing 10 foot wide garage doors instead of 8 foot wide to allow an earlier turning radius to minimize the relief needed.

12. Applicants testified that on-lot septic, steep slopes, and utilities access on the opposite side of the home prevents placement of the addition there.

13. Applicants are not increasing the number of bedrooms for the home with the addition.
14. No one spoke in opposition to the application including Mr. and Mrs. Laatsch.
15. 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. The Applicants have presented evidence of sufficient factors to warrant the grant of the dimensional variance requested under the relaxed variance standard applicable to dimensional variance cases, as articulated by the Pennsylvania Supreme Court, in *Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh*, 554 Pa. 249, 721 A.2d. 43 (1998).
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.
4. The evidence establishes that the relief sought by the Applicants is the minimum variance necessary.
5. The variance sought will not alter the essential character of the neighborhood or district in which the Subject Property is located.
6. The Board concludes that there are unique physical characteristics involved with the Subject Property that cause an unnecessary hardship which is not self-created by the Applicants and prohibits use of the Subject Property in strict compliance with the provisions of the Zoning Ordinance.
7. Accordingly, the Doylestown Township Zoning Hearing Board determined, unanimously, to grant the Applicants' 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 §175-16 H(3)(a) of the Doylestown Township Zoning Ordinance to permit a residential driveway five (5) feet from the side lot line, where it is required that all driveways and on-lot parking spaces be at least ten (10) feet from any side or rear lot line for single-family dwellings (use B-1).

The relief granted is subject to the following conditions:

1. Construction of the driveway, with the addition, shall be consistent with the testimony provided by Applicants during the hearing held and further subject to the plans provided.
2. Applicants are to provide a post-construction "As-Built" Plan to confirm for Doylestown Township that the project was developed without need for additional zoning relief.
3. Applicants must comply with the Bucks County Conservation District and Bucks County Board of Health regulations and requirements (i.e. earth disturbance).
4. Applicants must have a stormwater management plan prepared, by a licensed professional, to be reviewed and approved by the Township Engineer.
5. Applicants must provide a net buildable site area and impervious surface ratio to Doylestown Township, pursuant to §175-27(E)(1)(e), to confirm that no further zoning relief is necessary.
6. Applicants must comply with all other applicable rules, regulations and governmental ordinances.

ZONING HEARING BOARD OF DOYLESTOWN TOWNSHIP

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

/s/ Mitchell Aglow
Mitchell Aglow, Vice Chairman

/s/ Samuel Costanzo
Samuel Costanzo, Secretary