

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

Docket No.: Z15-2025

Applicant: Mark Roszkowski
1038 Pebble Hill Road
Doylestown, PA 18901

Owner: Same.

Subject Property: Tax Parcel No. 09-022-110-002, which is located at the address of the Applicant set forth above.

Requested Relief: Applicant seeks a variance from the front yard setback requirements to permit a 92.2 foot front yard, to accommodate a covered front porch and the primary building at 99.3 foot, where a 100 foot front yard is required pursuant to §175-34 of the Doylestown Township Zoning Ordinance. Applicant seeks a variance accordingly.

Hearing History: The application was filed in Doylestown Township on November 18, 2025. The hearing was held on December 15, 2025 at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 1890.

Appearances: Applicant by: Mark D. Eastburn, Esquire
Eastburn & Gray, P.C.
60 E. Court Street
P.O. Box 1389
Doylestown, PA 18901

Mailing Date: January 29, 2026

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. During the hearings held, the following exhibits were marked and admitted:

ZHB-1: Application with attachments and amendment
ZHB-2: Legal advertisement, proof of publication and posting for Hearings held
ZHB-3: Doylestown Township Zoning Ordinance (the "Ordinance")
ZHB-4: Z-7-23 Decision Dated October 6, 2023

A-1: August 18, 2020 Deed
A-2: Z-7-23 Decision Dated October 6, 2023
A-3: Aerial Photo
A-4: Current Photos
A-5: Porch Photos
A-6: Final As-Built Plan Dated September 22, 2025

4. The Subject Property is located in the R-1, Residential Zoning District of Doylestown Township. The lot area is 1.936 acres (gross). The property accommodates the Applicant's single family dwelling with customary residential amenities.

5. Applicant seeks a variance from the front yard setback requirements to permit a 92.2 foot front yard, to accommodate a covered front porch and the primary building at 99.3 foot, where a 100 foot front yard is required pursuant to §175-34 of the Doylestown Township Zoning Ordinance. Applicant seeks a variance accordingly.

6. Applicant amended the application during the hearing to include a variance request for the primary building front yard of 99.3 foot when 100 foot is required.

7. Applicant incorporated the Decision for Z-7-23 dated October 6, 2023 for the evidence of the factors required under the MPC and the Ordinance.

8. Applicant testified that the porch cover is necessary due to the elements breaching the doorway at the lower grade of the property and is the most reasonable sized to accomplish that goal.

9. Applicant agrees to keep the impervious surface ratio equal to or less than 19.5%

10. No one spoke in opposition to the application.

11. 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 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.

3. The evidence establishes that the relief sought by the Applicant is the minimum variance necessary.

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

5. The Applicant has 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).

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

O R D E R

Upon consideration and after hearing, the Zoning Hearing Board of Doylestown Township hereby GRANTS a variance from §175-34 of the Doylestown Township Zoning Ordinance to accommodate a covered front porch resulting in a 92.2 foot front yard and the primary building at 99.3 foot, where a 100 foot front yard is required.

The relief granted is subject to the following conditions:

1. Any further improvements to the Property over the 19.5% impervious surface ratio previously granted will require an application for additional relief from the Board.
2. Applicant must comply in all other respects with all other applicable governmental ordinances regulations including obtaining a building permit.

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ZONING HEARING BOARD OF DOYLESTOWN TOWNSHIP

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

/s/ Samuel Costanzo
Samuel Costanzo

/s/ Richard Gaver
Richard Gaver