



**HIGH SWARTZ**  
ATTORNEYS AT LAW  
EST. 1914

Thomas E. Panzer, Esquire  
E-Mail: [tpanzer@highswartz.com](mailto:tpanzer@highswartz.com)  
(215) 345-8888  
[www.highswartz.com](http://www.highswartz.com)  
Reply to Doylestown

March 9, 2026

Via Email & Regular Mail ([ange.parisi@gmail.com](mailto:ange.parisi@gmail.com) & [tparisi13@hotmail.com](mailto:tparisi13@hotmail.com))

Tim & Angela Parisi  
15 Allen Drive  
Fountainville, PA 18923

**Re: Doylestown Township Zoning Hearing Board  
Application of Angela & Tim Parisi (Z-16-25)**

Dear Mr. and Mrs. Parisi:

Enclosed you will find the written Decision of the Doylestown Township Zoning Hearing Board on the application referenced above.

Very truly yours,

THOMAS E. PANZER, ESQ.

TEP/rme

cc: Michael Clarke, Esq. (*via email only*)  
Township Staff (*via email only*)  
Andrew Mattiola, Blue Tree Landscaping (*via email [amattiola@bluetreelandscaping.com](mailto:amattiola@bluetreelandscaping.com)*)

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

**Docket No.:** Z-16-25

**Applicants:** Angela & Tim Parisi  
15 Allen Drive  
Fountainville, PA 18923

**Owners:** Same.

**Subject Property:** Tax Parcel No. 09-006-002, which is located at the address of the Applicants set forth above.

**Requested Relief:** Applicant seeks to construct an in-ground swimming pool with related improvements on the subject property. The post improvement impervious surface coverage is proposed at 23.34%. §175-38 of the Doylestown Township Zoning Ordinance permits no greater than 20% impervious coverage on a residential lot within the R-1 Residential District. Applicant seeks a variance to permit the excess impervious surface coverage.<sup>1</sup>

**Hearing History:** The application was filed in Doylestown Township on November 18, 2025. The hearing was held on January 22, 2026 at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 18901.

**Appearances:** Applicant, *Pro Se*

**Mailing Date:** March 9, 2026

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<sup>1</sup> Applicant had originally requested a variance of 23.1%, but the evidence developed during the hearing reflected the need for slightly more relief. Specifically, recalculating the impervious surface coverage yielded a 23.34% post-construction impervious surface coverage value. Applicant amended the application accordingly.

## 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 28,629 square feet. The property accommodates the Applicants' single-family dwelling and customary residential amenities.

4. Applicant seeks to construct an in-ground swimming pool with related improvements on the subject property. The post improvement impervious surface coverage is proposed at 23.34%. §175-38 of the Doylestown Township Zoning Ordinance permits no greater than 20% impervious coverage on a residential lot within the R-1 Residential District. Applicant seeks a variance to permit the excess impervious surface coverage.

5. Applicant submitted with the application a Site Plan, entitled "Permit Plan", prepared by Horizon Engineering, dated November 10, 2025.

6. The Permit Plan provided values and calculations for the impervious surface coverage variance, as follows:

Lot area	28,629 square feet
Existing impervious surface coverage	4,485 square feet
Proposed impervious surface coverage (regarding the pool, decking and equipment)	2,108 square feet
Total impervious surface coverage (post-construction)	6,593 square feet

7. The impervious surface coverage, post-construction, per the Permit Plan, is 23.029%, which led to Applicants' request for the variance of 23.1%.

8. Upon closer review of the Permit Plan by the Zoning Hearing Board, questions were raised regarding the original calculations. First, Applicants' accessory shed is shown as located predominantly on a neighboring property. The shed is 10' x 9', so when the shed is moved on to Applicants' lot, Applicants are increasing impervious coverage by 90 square feet. The resulting impervious surface coverage increases to 6,683 square feet

post-construction, yielding impervious surface coverage of 23.34%, which led to Applicants' amendment.

9. The Plan also shows Applicants' fence, including the fence "enclosing" the proposed swimming pool, on the neighboring property.

10. Applicants agreed to have both the fence and the shed relocated to be in compliance with all ordinances, and located on Applicants' property.

11. Applicant testified to attempting to reduce the pool, walkways, and decking to a minimum in order to reduce the need for variance relief.

12. The Zoning Hearing Board considers an in-ground swimming pool a reasonable residential amenity.

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, but for the accessory shed being located predominantly on the neighbor's property, and Applicants' fence similarly being located in substantial part along the southwestern boundary on the neighboring property.

2. Applicant seeks to construct an in-ground swimming pool with related improvements on the subject property. The post improvement impervious surface coverage is proposed at 23.34%. §175-38 of the Doylestown Township Zoning Ordinance permits no greater than 20% impervious coverage on a residential lot within the R-1 Residential District. Applicant seeks a variance to permit the excess impervious surface coverage.

3. 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).

4. 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.

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

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

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 §175-38 of the Doylestown Township Zoning Ordinance to permit the construction of an in-ground swimming pool with related improvements on the subject property resulting in an impervious surface coverage not to exceed 23.34%, where a maximum of 20% is permitted. The relief granted is subject to the following conditions:

1. Applicants are to have prepared a professionally sealed stormwater plan controlling runoff in accordance with Township regulations.
2. The plan is to be reviewed by the Township Engineer at Applicants' expense. Applicants are to modify the plan as requested by the Township.
3. A \$2,000.00 escrow is to be posted.
4. A Professional Services Agreement is to be signed by Applicants.
5. The posted escrow may or may not cover all charges. If professional fees exceed the escrow, Applicants are responsible to pay the balance. Any unused balance will be returned to the Applicants.
6. The plan is to be implemented after review and approval by the Township Engineering and Zoning Officer.
7. A blanket easement over the parcel shall be provided to the Township for access for maintenance, inspection and to insure the permanent nature of the stormwater facility.
8. The stormwater operation and maintenance Agreement shall be prepared by the Township Solicitor for the Owners' review and execution.
9. Applicants shall move the shed, reflected on the November 10, 2025 Zoning Permit Plan as being located on the neighboring property, onto the subject property in a location compliant with Township code.

10. The fence along the left side of the property line must be located on Applicants' property and must fully enclose the swimming pool, consistent with Township codes.
11. Applicants shall provide to the Township an As-Built Plan, reflecting compliance with the proposed impervious surface coverage, as amended, and the fencing and shed to be compliant with Township codes.
12. Applicants shall otherwise comply with all rules and regulations of Doylestown Township and other entities and authorities having jurisdiction.

**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](mailto:tpanzer@highswartz.com)

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

/s/ Samuel Costanzo  
Samuel Costanzo

/s/ Richard Gaver  
Richard Gaver