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Reply to Doylestown

March 9, 2026

Via Email & Regular Mail - niic@hotmail.com

Nii Okantah Ankrah & Marie Ankrah
14 Cedar Crest Court
Doylestown, PA 18901

**Re: Doylestown Township Zoning Hearing Board
Application of Nii Okantah Ankrah & Marie Ankrah (Z-18-25)**

Dear Mr. & Mrs. Ankrah:

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)*

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

Docket No.: Z-18-2025

Applicants: Nii Okantah Ankrah & Marie Ankrah
14 Cedar Crest Court
Doylestown, PA 18901

Owners: Same.

Subject Property: Tax Parcel No. 09-069-054, which is located at the address of the Applicants set forth above.

Requested Relief: Applicants seek to replace a fence on the subject property. The fence, as proposed, encroaches into a drainage easement at the rear of the residential lot. Applicants seek a variance from §175-16.H-3(c)[3] of the Doylestown Township Zoning Ordinance to facilitate the fence placement.

Hearing History: The application was filed in Doylestown Township on November 21, 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

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 21,838 square feet. The property accommodates the Applicants' single-family dwelling and customary residential improvements.

4. Applicants seek to replace a fence on the subject property. The fence, as proposed, encroaches into a drainage easement at the rear of the residential lot. Applicants seek a variance from §175-16.H-3(c)[3] of the Doylestown Township Zoning Ordinance to facilitate the fence placement.

5. Applicants submitted a plan, with the application for zoning relief, which shows the area of the fence replacement along the rear lot line, which is within the drainage easement.

6. Applicant offered to leave 2 inches of space between grade and the bottom of the fence to reduce or eliminate any impediment to the flow of stormwater.

7. Applicant offered to construct a fence with removable fence posts to facilitate maintenance of the drainage easement if needed.

8. Applicant testified to the need for the 6 foot privacy fence for both privacy and security.

9. Applicant has observed no existing stormwater problems or drainage problems in the affected area of the property.

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. Applicants seek to replace a fence on the subject property. The fence, as proposed, encroaches into a drainage easement at the rear of the residential lot. Applicants seek a variance from §175-16.H-3(c)[3] of the Doylestown Township Zoning Ordinance to facilitate the fence placement.

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 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 §175-16.H-3(c)[3] of the Doylestown Township Zoning Ordinance to permit the replacement of a fence on the subject property that will encroach into a drainage easement at the rear of the residential lot. The relief granted to subject to the following conditions:

1. The fence must contain removable sections where the fence crosses the easement area to facilitate removal in the event the easement area needs to be accessed.
2. Applicants are required to maintain, replace and repair the fence as needed.
3. Applicants bear the cost of removal and replacement of the fence sections to provide for Township maintenance access for the easement.
4. Applicants shall provide to the Township additional detail regarding the posts and gates for the fencing in relation to any physical structures supporting stormwater easement to assure that the fencing infrastructure does not interfere with the preexisting storm sewer infrastructure.
5. Applicants must obtain all appropriate permits prior to construction of the fence. This condition includes applying for a fence permit with Doylestown Township.
6. Applicants must comply with all other applicable governmental ordinances and regulations.

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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