

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

Docket No.: Z-2-26

Applicants: Scott & Cynthia Grezeszak
212 Southwind Drive
Doylestown, PA 18901

Owners: Same.

**Subject
Property:** Tax Parcel No. 09-052-048, which is located at the address of the Applicants set forth above.

**Requested
Relief:** Applicants seek a variance from §175-38 of the Doylestown Township Zoning Ordinance to permit up to 24% impervious surface coverage on the subject residential property, where a maximum of 20% is permitted within the R-1 zoning district. The request is made in conjunction with certain home improvements proposed. Applicants assert that the existing impervious surface coverage is 23%.

**Hearing
History:** The application was filed in Doylestown Township on January 21, 2026. The hearing was held on February 26, 2026 at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 18901.

Appearances: Applicants, *Pro Se*

Mailing Date: April 10, 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. During the hearing 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")

4. The Subject Property is located in the R-1, Residential Zoning District of Doylestown Township. The lot area is 31,900 square feet. The property accommodates the Applicants' single family dwelling with customary residential amenities.

5. Applicants seek a variance from §175-38 of the Doylestown Township Zoning Ordinance to permit up to 24% impervious surface coverage on the subject residential property, where a maximum of 20% is permitted within the R-1 zoning district. The request is made in conjunction with certain home improvements proposed. Applicants assert that the existing impervious surface coverage is 23%.

6. Applicants testified that they want to add and/or increase their front porch.

7. Applicants testified that all water runoff from the single family dwelling would not be directed at the neighboring properties and would be directed into a Landscaped area on the Subject Property.

8. Applicants testified that they obtained a fence permit for their fence which only covers 3 sides of the Subject Property.

9. Applicants testified that they use their neighbor's fence as the fourth side of their fence even though it is on the neighbors' property.

10. Applicants testified that the front porch improvement is a 333 square foot increase in impervious surface area.

11. Applicants' testified that the rear patio is made of pervious pavers and agreed to always keep the patio a pervious surface.

12. Applicants agreed to the conditions imposed.
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. 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 Applicants are 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 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).

6. 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 up to 24% impervious surface coverage on the subject residential property for a front porch, where a maximum of 20% is permitted within the R-1 zoning district. Applicants assert that the existing impervious surface coverage is 23%.

The relief granted is subject to the following conditions:

1. Subject Property's roof leaders must discharge to lawn beds and landscaped areas of the property.
2. Applicants must maintain the rear patio with a similar pervious paver surface currently existing and cannot change it to an impervious surface.
3. Applicants must work with the neighbor(s) at 214 Southwind Drive to rectify the currently encroachment of the Applicants' fence on the neighbors' property. 214 Southwind Drive will be required to obtain a permit from the Township reflecting that the portion of Applicants' fencing within the boundaries of 214 Southwind Drive belongs to those property owner(s). Applicants will need to obtain a permit or revise an existing permit with the Township reflecting that their fence ends on the Subject Property's line.

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

**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