

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

Docket No.: Z-4-26

Applicants: Michael & Laurie Weiler
210 Nicklaus Drive
Doylestown, PA 18901

Owners: Same.

**Subject
Property:** Tax Parcel No. 09-020-045, which is located at the address of the Applicants set forth above.

**Requested
Relief:** Applicants seek to construct an in-ground swimming pool on the residential lot. In order to construct the pool as proposed, Applicants request a variance from §175-27.D(6) of the Doylestown Township Zoning Ordinance ("Ordinance") to disturb steep slopes in excess of that permitted by Ordinance, and a variance from §175-38 to increase impervious surface coverage to 52.4%, where a maximum of 20% impervious surface coverage is permitted by Ordinance.

**Hearing
History:** The application was filed in Doylestown Township on January 29, 2026. Hearing were held on March 26, 2026 and April 23, 2026 at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 18901.

Appearances: Applicants, *Pro Se*

Mailing Date: June 8, 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 hearings 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 hearings held, the following exhibits were marked and admitted:

ZHB-1: Application with attachments

ZHB-2: Legal advertisement, proof of publication and posting for Hearings held

ZHB-3: Doylestown Township Zoning Ordinance (the "Ordinance")

A-1: Aerial Photo

A-2: Revised Plan

A-3: Aerial Photo

A-4: Lot Calculations

4. The Subject Property is located in the R-1, Residential Zoning District of Doylestown Township. The lot area is 18,596 square feet. The property accommodates the Applicants' single family dwelling with customary residential amenities.

5. Applicants seek to construct an in-ground swimming pool on the residential lot. In order to construct the pool as proposed, Applicants request a variance from §175-27.D(6) of the Doylestown Township Zoning Ordinance ("Ordinance") to disturb steep slopes in excess of that permitted by Ordinance, and a variance from §175-38 to increase impervious surface coverage to 52.4%, where a maximum of 20% impervious surface coverage is permitted by Ordinance.

6. The lot size of the Property is nonconforming.

7. Applicants testified that the lot size and existing features, including the steep slopes and flood easement line, cause the need for relief for reasonable improvements.

8. Applicants testified that the proposed project is consistent with the neighborhood.

9. Applicants moved the proposed pool closer to the home and flush with existing patio to minimize the relief needed.

10. Applicants reduced the decking around the pool to 4 feet by the sun shelf and 2 feet everywhere else.
11. Applicants removed steps and wall to also reduce the relief.
12. No one spoke in opposition to the application.
13. Doylestown Township took no position with regard to this application.
14. Applicants agreed to the conditions imposed by the Board.

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 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 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 the following variances from the Doylestown Township Zoning Ordinance to facilitate the construction of an in-ground swimming pool on the residential lot:

1. from §175-27.D(6), to disturb steep slopes in excess of that permitted by Ordinance; and,
2. from §175-38 to increase impervious surface coverage to 52.4%, where a maximum of 20% impervious surface coverage is permitted by Ordinance.

The relief granted is subject to the following conditions:

1. To the extent required, Applicants must prepare an Erosion and Sedimentation Control Plan to the satisfaction of the Township professionals and staff as well as the Bucks County Conservation District.
2. To the extent required, Applicants are to have prepared a professionally sealed Stormwater Plan controlling runoff in accordance with Township regulations.
3. The plan is to be reviewed by the Township Engineer at Applicants' expense. Applicants are to modify the plan as requested by the Township.
4. A \$2,000.00 escrow is to be posted.
5. A Professional Services Agreement is to be signed by Applicants.
6. 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.
7. The Plan is to be implemented after review and approval by the Township Engineering and Zoning Officer.
8. 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.
9. The Stormwater Operation and Maintenance Agreement shall be prepared by the Township Solicitor for the Owners' review and execution.

10. Construction of the pool shall be consistent with testimony provided by Applicants during the hearings held and further subject to the plans provided.
11. 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.
12. Applicants must comply with all other applicable rules, regulations and governmental ordinances.

Thomas E. Panzer, Esq.
Michael A. Luongo, Esq.
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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

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

Docket No.: Z-14-25

Applicants: Karim A. Donarum & Michael J. Pozderec
82 Turkey Lane
Furlong, PA 18925

Owners: Same.

Subject Property: Tax Parcel No. 09-022-127-002, which is located at the address of the Applicants set forth above.

Requested Relief: Applicants seek to construct an H-3 Residential Accessory Structure (pool house) and sought the following variances:

1. §175-38 and §175-16H(3)(d)(4) to permit a maximum impervious surface ratio of 0.307, where a maximum ratio of 0.20 is permitted;
2. §175-39, §175 -16H(3)(d)(2), and §175-16H(3)(d)(6) to permit a side yard setback of 6.91 feet, where a minimum of 25 feet is required; and,
3. §175-17(f)(1), regarding minimum setbacks to permit a setback of 6.91 feet for an accessory structure.

Hearing History: The application was filed in Doylestown Township on November 7, 2025. Hearings were held on December 15, 2025, February 26, 2026, and April 23, 2026 at the Doylestown Township Municipal Building, at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 18901.

Appearances: Applicants by: David Shafkowitz, Esq.
350 S. Main Street
Doylestown, PA 18901

Karen & Ken Ross *Pro Se*
84 Turkey Lane
Furlong, PA 18925

Roderick Parsons *Pro Se*
80 Turkey Lane
Furlong, PA 18925

Mailing Date: June 8, 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 hearings 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 hearings held, the following exhibits were marked and admitted:

- ZHB-1: Application with attachments
- ZHB-2: Legal advertisement, proof of publication and posting for Hearings held
- ZHB-3: Doylestown Township Zoning Ordinance (the "Ordinance")
- ZHB-4: Amended Relief Letter #1 dated December 9, 2025
- ZHB-5: Amended Relief Letter #2 dated February 20, 2026 and further Revised on February 26, 2026

- A-1: Deed
- A-2: Photos of Pool and Patio
- A-3: Aerial Photo
- A-4: Bucks County Board of Assessment Records
- A-5: Historical Satellite Imagery
- A-6: Site Plan and Floor Plan dated October 31, 2025
- A-7: Site Plan dated November 24, 2025
- A-8: Aerial Photo
- A-9: Amended Plan dated February 5, 2026

4. Roderick Parsons, of 80 Turkey Lane, and Karen & Ken Ross, of 84 Turkey Lane, requested and were granted party status without objection.

5. The Subject Property is located in the R-1, Residential Zoning District of Doylestown Township. The lot area is 57,871 square feet. The property accommodates the Applicant's single family dwelling with customary residential amenities.

6. Applicants seek to construct an H-3 Residential Accessory Structure (pool house) within 9.1 feet of the side lot line. §175-39 of the Doylestown Township Zoning Ordinance requires a 25 foot side yard in the R-1 residential zoning district. Applicants seek a variance from §175-39 to permit the encroachment.

7. Applicants testified that this was the best and most efficient layout for use of the proposed pool house.

8. Applicants testified that the hardship is the existing features on the Property.
9. Applicants testified that the existing septic system/field, steep slopes and mature trees prevents the proposed pool house from being moved to a location in compliance with the Ordinance.
10. Applicants testified that the pool was not being altered at all by this project.
11. Closest point of the propose pool house and patio is 6.91 feet from the side property line.
12. Applicant testified that the proposed pool house is purely accessory and will not have a kitchen or be used as an apartment.
13. The proposed pool house will not be higher than 19 feet.
14. Any bathrooms in the propose pool house would need Department of Health approval.
15. Karen and Ken Ross testified that Applicants were addressing all of their concerns and were not in opposition.
16. No one spoke in opposition to the application.
17. Doylestown Township took no position with regard to this application.
18. Applicants agreed to the conditions imposed by the Board.

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 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 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 the following variances from the Doylestown Township Zoning Ordinance to facilitate the construction of an H-3 Residential Accessory Structure (pool house):

1. from §175-38 and §175-16H(3)(d)(4) to permit a maximum impervious surface ratio of 0.307, where a maximum ratio of 0.20 is permitted;
2. from §175-39, §175-16H(3)(d)(2), and §175-16H(3)(d)(6) to permit a side yard setback of 6.91 feet, where a minimum of 25 feet is required; and,
3. from §175-17(f)(1), regarding minimum setbacks to permit a setback of 6.91 feet for an accessory structure.

The relief granted is subject to the following conditions:

1. The Pool House can never have a kitchen nor be used as an apartment or dwelling.
2. Applicants must comply with the Bucks County Board of Health regulations and requirements related to any improvements, i.e. bathrooms, associated with the Pool House.
3. Applicants must prepare an Erosion and Sedimentation Control Plan to the satisfaction of the Township professionals and staff as well as the Bucks County Conservation District if required.
4. Applicants are to have prepared a professionally sealed Stormwater Plan controlling runoff in accordance with Township regulations and the plan should not increase any stormwater directed at the neighboring property, 84 Turkey Lane, downslope.
5. The Plan is to be reviewed by the Township Engineer at Applicants' expense. Applicants are to modify the plan as requested by the Township.
6. A \$2,000.00 escrow is to be posted.
7. A Professional Services Agreement is to be signed by Applicants.
8. 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.

9. The plan is to be implemented after review and approval by the Township Engineering and Zoning Officer.
10. 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.
11. The Stormwater Operation and Maintenance Agreement shall be prepared by the Township Solicitor for the Owners' review and execution.
12. Construction of the Pool House shall be consistent with testimony provided by Applicants during the hearings held and further subject to the plans provided.
13. 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.
14. Applicants must comply with all other applicable rules, regulations and governmental ordinances.

**ZONING HEARING BOARD
OF DOYLESTOWN TOWNSHIP**

Thomas E. Panzer, Esq.
 Michael A. Luongo, Esq.
 Solicitor
 Doylestown Township
 Zoning Hearing Board
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 116 East Court Street
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By: /s/ William J. Lahr
 William J. Lahr, Chairman

/s/ Samuel Costanzo
 Samuel Costanzo

/s/ Richard Gaver
 Richard Gaver

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

Docket No.: Z-19-25

Applicants: Dwayne & Paula Kovacs
52 Hillcrest Drive
Doylestown, PA 18901

Owners: Same.

Subject Property: Tax Parcel No. 09-026-040, which is located at the address of the Applicants set forth above.

Requested Relief: Applicants seek to demolish an existing two car garage attached to the existing single-family dwelling, and replace it with a larger attached garage. In order to facilitate the construction plans, Applicants seek the following relief from the Doylestown Township Zoning Ordinance ("Ordinance"): (1) a variance from §175-38, to allow impervious surface coverage of 22.9% where 20% is the maximum permitted; and (2) from §175-39, to allow one side yard setback of 19.41 feet where 25 feet is required.

Hearing History: The application was filed in Doylestown Township on November 25, 2025. Hearings were held on February 26, 2026, March 26, 2026 and April 23, 2026 at the Doylestown Township Building, 425 Wells Road, Doylestown, PA 18901.

Appearances: Applicants by: Gavin Laboski, Esq.
Laboski Law
314 W. Broad Street, Suite 124
Quakertown, PA 18951

Mailing Date: June 8, 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 hearings 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 hearings held, the following exhibits were marked and admitted:

- ZHB-1: Application with attachments
- ZHB-2: Legal advertisement, proof of publication and posting for Hearings held
- ZHB-3: Doylestown Township Zoning Ordinance (the "Ordinance")
- ZHB-4: Waiver of Deadlines under Ordinance and MPC

- A-1: Letter dated February 23, 2026
- A-2: Plan dated September 27, 1979
- A-3: Existing Plan dated September 25, 2025, revised March 3, 2026
- A-4: Proposed Plan dated September 25, 2025, revised March 3, 2026
- A-5: Floor Plan dated September 25, 2025, revised March 3, 2026
- A-6: Existing Features Plan dated August 11, 2025
- A-7: Existing Site Plan dated September 29, 2025, revised April 20, 2026
- A-8: Conceptual Front Elevation Photo
- A-9: Conceptual Right Side Elevation
- A-10: Bucks County Parcel Viewer Aerial Photo

4. The Subject Property is located in the R-1, Residential Zoning District of Doylestown Township. The lot area is 47,124 square feet. The property accommodates the Applicant's single family dwelling with customary residential amenities.

5. Applicants seek to demolish an existing two car garage attached to the existing single-family dwelling, and replace it with a larger attached garage. In order to facilitate the construction plans, Applicants seek the following relief from the Doylestown Township Zoning Ordinance ("Ordinance"): (1) a variance from §175-38, to allow impervious surface coverage of 22.9% where 20% is the maximum permitted; and (2) from §175-39, to allow one side yard setback of 19.41 feet where 25 feet is required.

6. Applicants testified that existing impervious is nonconforming at 22%.

7. Applicants testified that this was the only possible location based on the existing features of the Property as there is no room to expand on the other side of the house and it would have to connect to the driveway.

8. The proposed project is an increase of impervious surface area of 411 square feet resulting in an impervious surface ratio of 22.9%.

9. Applicants reduced the proposed side yard setback relief request to 19.41 feet.

10. Applicants testified that the garage is for personal use and not associated with their business.

11. Applicants testified that the garage was needed for personal vehicles and equipment.

12. No one spoke in opposition to the application.

13. Doylestown Township took no position with regard to this application.

14. Applicants agreed to the conditions imposed by the Board.

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 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 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 the following requested variances from the Doylestown Township Zoning Ordinance to facilitate the demolition of an existing two car garage attached to the existing single-family dwelling, and replace it with a larger attached garage:

1. from §175-38, to allow impervious surface coverage of 22.9% where 20% is the maximum permitted; and,
2. from §175-39, to allow one side yard setback of 19.41 feet where 25 feet is required.

The relief granted is subject to the following conditions:

1. The garage cannot be used for any commercial purpose or associated with Property Owners' business.
2. To the extent required, Applicants must prepare an Erosion and Sedimentation Control Plan to the satisfaction of the Township professionals and staff as well as the Bucks County Conservation District.
3. To the extent required, Applicants are to have prepared a professionally sealed Stormwater Plan controlling runoff in accordance with Township regulations.
4. The Plan is to be reviewed by the Township Engineer at Applicants' expense. Applicants are to modify the plan as requested by the Township.
5. A \$2,000.00 escrow is to be posted.
6. A Professional Services Agreement is to be signed by Applicants.
7. 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.
8. The Plan is to be implemented after review and approval by the Township Engineering and Zoning Officer.
9. 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.

10. The Stormwater Operation and Maintenance Agreement shall be prepared by the Township Solicitor for the Owners' review and execution.
11. Construction of the garage shall be consistent with testimony provided by Applicants during the hearings held and further subject to the plans provided.
12. 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.
13. 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/ Samuel Costanzo
Samuel Costanzo

/s/ Richard Gaver
Richard Gaver