MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
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WILLIAM D. OETINGER
LINDSAY R. NORTON
DAVID A. KEIGHTLY, JR.
ERIK S. ALLGOOD
MICHAEL A. TUOSTO *◊

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

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www.grimlaw.com

Kelly L. Eberle
e-mail: keberle@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

November 9, 2026

Nathan D. Fox, Esquire
Obermayer, Rebmann, Maxwell & Hoppel, LLP
2003 S. Easton Road, Suite 108
Doylestown, PA 18901

Re: Hilltown Township Zoning Hearing Board
St. Philip's Orthodox Church; Appeal No. 2026-010

Dear Nate:

Please find enclosed herewith a copy of the Decision of the Hilltown Township Zoning Hearing Board dated November 6, 2026 in the above-captioned matter. The original of this Decision is being retained by the Township for its file.

Thank you for your attention to this matter.

Very truly yours,
Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/ben
Encl.
cc: Hilltown Township Manager (w/encl.)
Ms. Susan C. Grant (w/encl.)

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HILLTOWN TOWNSHIP ZONING HEARING BOARD

In Re: St. Philip's Orthodox Church

Appeal No. 2026-010

A hearing was held in the above matter on Wednesday, September 23, 2026, at 7:00 p.m. at the Hilltown Township Municipal Building. Notice of the hearing was published in The Intelligencer advising that all parties in interest might appear and be heard. In addition, the property was posted, and written notice was provided to neighboring property owners as required by the Zoning Ordinance.

The matter was heard before Stephen C. Yates, Chairman, D. Brooke Rush, and Matthew Knox. In addition, Kelly L. Eberle, the Board Solicitor, was in attendance, as was the Board stenographer. Applicant was present and represented by Nate Fox, Esq., of Obermayer Rebmann Maxwell & Hippel. Susan C. Grant of 610 Fairway Drive, Telford, PA 18969, requested and was granted, party status.

The following exhibits were admitted and accepted into evidence:

Zoning Hearing Board's Exhibits

B-1 Proof of Publication

B-2 Posting Certification

B-3 Letter with Enclosure dated September 3, 2026 to Neighboring Property Owners from K. Eberle

B-4 Entry of Appearance of Susan C. Grant

Applicant's Exhibits

A-1 Zoning Hearing Board Application

A-2 St. Philip Church Summary Expansion

A-3 St. Philip Church Floor Plan

Docusign Envelope ID: 02D3018C-62D4-89E1-8168-33F6E912B65C

A-4 St. Philip Church Exterior Elevations

A-5 Zoning Hearing Board Exhibit Plan

A-6 Aerial Overlay Plan

A-7 Zoning Overlay Plan

No other documentary evidence was submitted or received by the Hilltown Township Zoning Hearing Board. After weighing the credibility of the testimony and documents offered, the Hilltown Township Zoning Hearing Board renders its Decision on the above Application as more fully set forth below.

I. FINDINGS OF FACT

1. Applicant is St. Philip's Antiochian Orthodox Church ("Applicant" or the "Church").

2. The subject property is the adjoining lots located at the southeast corner of the intersection of Clearview Road and Sunny Road and more specifically identified as Bucks County Tax Parcel No. 15-022-008-01 (the "Clearview Lot") and Tax Parcel No. 15-032-016-002 (the "Sunny Lot" and together with the Clearview Lot as the "Property" or the "Lots").

3. The Property contains a combined 4.507 acres (gross).

4. The Church was established as a parish in 1978 and consecrated the church at its current location in 1991.

5. Applicant has worked to be an active and vibrant participant in the community, holding weekly worship services, annual festivals to raise money for local communities and establishing other churches in the surrounding communities.

6. Typical Sunday services begin around 8:15 a.m. and conclude around 11:30 a.m.

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7. Applicant also has various groups that meet at the church, including a home schooling group.

8. Applicant has experienced a significant amount of growth since its inception and currently they have approximately 170 families with a total of 500 members and an average of 270 individuals for Sunday Liturgies.

9. The Sunday School program currently serves 117 youth children.

10. Applicant's use is identified as a Place of Worship (C-1) use, which is permitted by right in both the CR-2 and RR Zoning Districts.

The Property

11. The Clearview Lot is located at 1970 Clearview Road, Hilltown Township and is part of the CR-2 Country Residential Zoning District.

12. It was acquired by Applicant in 1986 and is comprised of approximately 3.17 acres.

13. The Clearview Lot contains the existing main church building with a 178-seat worship area, a fellowship hall and education center, accessory buildings, associated parking, driveways with access to Clearview Road and Sunny Road, and related improvements.

14. Inside the church, there are currently 178 seats in the worship area and additional standing areas.

15. The current impervious surface coverage on the Clearview Lot is 35%.

16. The Sunny Lot, which was acquired by Applicant in 2019, is located on Sunny Road in Hilltown Township and is part of the RR – Rural Residential Zoning District.

17. It is comprised of approximately 1.34 acres and contains the St. Nicholas House dwelling, a garage, a driveway with access to Sunny Road, and related improvements.

18. The current impervious surface coverage on the Sunny Lot is 11%.

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19. The Clearview Lot and the Sunny Lot, together with their related improvements, function as a single integrated campus.

20. Sunny Road is a dead-end local street terminating at the cul-de-sac where Applicant's cemetery[1] is located.

21. The parcel separating the Sunny Lot from the cemetery property is owned by Applicant's pastor and his wife, Noah and Elizabeth Bushelli.

22. The only four lots along Sunny Road are all associated with Applicant: the Clearview Lot; the Sunny Lot; the Bushellis' lot, and the cemetery lot.

Proposed Consolidation and Expansion

23. The current and growing needs of the parish have outgrown the existing facilities.

24. The increase in members has put the Church at near-capacity on most Sundays, and the Sunday School program exceeds the existing space.

25. The increase in attendance has also caused a shortage in parking spaces, with many individuals parking along the side of the road or in the parking lot of Solar Atmospheres located at 1969 Clearview Road.

26. Because Applicant and Solar Atmospheres have different "busy" hours, the parties have an informal agreement in which both parties are permitted to use the other's parking lots during off-hours. This arrangement has helped mitigate Applicant's parking issues, but it does not solve them entirely.

27. Accordingly, Applicant proposes to consolidate the Clearview Lot and the Sunny Lot and expand its facilities.

[1] Applicant is owner of the parcel containing the cemetery, but that parcel is not part of this Application.

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28. The expansion will consist of a 6,350 square foot expansion of the existing church facility, construction of a new 2,280 square foot outdoor pavilion for events and outdoor worship space, a porch addition to the existing garage, the addition of outdoor restrooms to the existing dwelling, sidewalks to connect the buildings and fifty-five (55) additional parking spaces together with the expansion and reconfiguration of current parking and access drives.

29. The proposed expansion will add two additional rows of seating to the worship hall and expanded standing areas.

30. The new outdoor worship space will be used for outdoor services and church activities and will be available to members for weddings.

31. It will not be rented out for use by non-members.

32. The expansion will also enable Applicant to add a new narthex and confessional chapel and expand the fellowship hall, meeting rooms, and classrooms.

33. Access from Sunny Road to the existing Clearview Lot will be shifting slightly to accommodate a larger basin, and access from Sunny Road to the Sunny Lot will become egress only.

34. The proposed changes to the parking areas and accessways will improve circulation on the Property and create easier access to Sunny Road.

35. Applicant acknowledges that the existing stormwater management controls will not be sufficient to handle the expansion and anticipates installing additional stormwater management facilities.

36. The specifics of any new stormwater management will be handled during the land development process to the satisfaction of the Township.

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Requested Relief

37. In order to facilitate the proposed expansion and improvements, Applicant requests relief from the Zoning Ordinance in the form of the following variances:

A. Variance from §160-23.C(1)(a)

38. §160-23.C(1)(a) of the Zoning Ordinance requires a Place of Worship to be accessed from a collector or arterial street.

39. Presently, the Church is accessed through both Clearview Road and Sunny Road, both of which are local streets.

40. The Property does not have frontage on an arterial street making compliance with §160-23.C(1)(a) impossible.

41. Applicant wishes to continue to use Sunny Road to access the Church with the proposed expansion; however, it will be reconfiguring the existing driveway.

42. Accordingly, Applicant requests a determination that the existing non-conforming access from Sunny Road may continue to be utilized, or, in the alternative, relief from §160-23.C(1)(a) to permit access to the property from a local street where access to a collector arterial street is required for a Place of Worship.

B. Variance from §160-23.C(1)(d)[1]

43. §160-23.C(1)(d)[1] of the Zoning Ordinance requires the following:

> One off-street parking space for each four seats provided for patron use; or at least one off-street parking space for each 40 square feet of gross floor area used or intended to be used for service of patrons, guests or members, whichever requires the greater number of off-street parking spaces, plus one additional space for each full-time employee. Parking areas shall be adequately screened when situated next to land zoned for or in residential use in accordance with §160-33, Buffer yards, herein.

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44. If the parking requirement was calculated based on square footage, 409 parking spaces would be required, which Applicant's engineer testified is not physically possible.

45. If it is calculated on the basis of the number of seats provided for patron use and number of full-time employees, then a total of 133 parking spaces would be required.

46. Applicant proposes to add 55 additional spots, increasing the current parking from 79 spaces to 134 spaces, which is more realistic with needs of the Church.

47. Applicant will still be able to utilize the Solar Atmosphere parking lot and will seek to formalize the parking agreement to ensure continued access in the future.

48. Accordingly, Applicant requests a variance from §160-23.C(1)(d)[1] to permit the proposed number of parking spaces to be calculated based on the number of seats provided for patron use rather than on the gross floor area in connection with the proposed addition.

C. Variance from §160-23.C(1)(d)[2]

49. §160-23.C(1)(d)[2] of the Zoning Ordinance requires all parking to be located to the side or rear of the structure.

50. Because the Clearview Lot is a corner lot, both yards with road frontage are considered front yards.

51. Presently, Applicant has parking in the front yard and side yards making the existing parking non-conforming.

52. Applicant seeks to expand the parking areas, including those in the front yards, thereby increasing the non-conformity.

53. Because it is a corner lot, Applicant has limited compliant parking areas.

54. Applicant will install buffer areas to mitigate the impacts of the non-conforming parking.

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55. Accordingly, Applicant requests a variance from §160-23.C(1)(d)[2] to permit parking to be located as shown on the Plan rather than exclusively at the side or rear of the structure.

D. Variance from §160-25.B(2) and §160-26 (Table of Performance Standards-Bulk & Area)

56. §160-25.B(2) and §160-26 (Table of Performance Standards-Bulk & Area) restricts impervious surface coverage on a property to a maximum of 35% in both the CR-2 and RR Zoning Districts.

57. Applicant's proposed expansion of the building and parking areas will increase the impervious surface coverage on the Property.

58. As shown on Applicant's Plan, the proposed improvements will result in an impervious surface coverage of 50% for the Clearview Lot and 35% for the Sunny Lot.

59. While the Sunny Lot complies with the Zoning Ordinance, the Clearview Lot exceeds the maximum impervious surface coverage by 15%.

60. The calculations were done for the Clearview Lot and Sunny Lot individually as separate, split-zoned lots rather than as a single consolidated parcel.

61. Applicant acknowledges that if it consolidates the Lots and is successful in having the Lots rezoned, the total impervious coverage based on the Lots as a single parcel may be less than 50%.

62. Applicant agrees as a condition of any relief granted herein, regardless of what the recalculated impervious surface ratio may be if the Lots are consolidated, no additional impervious surface will be added other than what has been proposed and shown on Applicant's Plan (Ex. A-5).

63. Applicant requests a variance from §160-25.B(2) and §160-26 (Table of Performance Standards-Bulk & Area) to permit an impervious surface ratio of 0.50 rather than the maximum impervious surface ratio of 0.35.

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E. Variance from §160-33.A(2)

64. §160-33.A(2) of the Zoning Ordinance provides, in relevant part, "No structures, buildings, storage of materials, or parking shall be permitted in the buffer yard area. …"

65. Parking currently exists in the front and side yard of the Property.

66. Applicant's proposed parking facilities slightly encroach into the required Type 1 (35 feet wide) buffer yards where the site abuts existing residential uses to the south and east of the Property.

67. Applicant will still provide buffering between the adjacent residential properties and the parking area.

68. Applicant has no other place on the Property in which it could relocate the parking areas.

69. Accordingly, Applicant requests a variance from §160-33.A(2) to permit parking and structures to encroach into the required buffer yard area.

F. Variance from §160-106

70. §160-106 of the Zoning Ordinance provides:

> Unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain any and all permits within 12 months of the date of the Board's order, unless extended for good cause by the Zoning Hearing Board.

71. Applicant requests a variance from §160-106 to allow 24 additional months, for a total of 36 months, from the date of any relief granted to obtain proper permits, finalize the design, fundraise, and construct the proposed improvements with the option to extend for good cause if Applicant demonstrates that it has been proceeding diligently in good faith.

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II. DISCUSSION

Applicant is before this Board requesting six (6) variances from the Hilltown Township Zoning Ordinance in connection with the consolidation of Lots and the expansion of its facilities.

In considering applications for a variance, this Board is required to apply the provisions of Section 10910.2 of the Municipalities Planning Code. The Board has the authority to grant a variance if it finds that an applicant has met its burden of proof for the following five elements: first, that the property has unique physical circumstances, peculiar to the property, and not generally created by the Zoning Ordinance; second, that an unnecessary hardship exists, due to the uniqueness of the property, resulting in an applicant's inability to develop or have any reasonable use of the property; third, that the applicant did not create the hardship; fourth, that the grant of a variance will not alter the character of the neighborhood or be a detriment to the public welfare; and fifth, that the variance is the minimum necessary to afford relief. 53 P.S. § 10910.2(a). In the case of *Hertzberg vs. Zoning Board of Adjustment of the City of Pittsburgh*, 721 A. 2d 43 (S. Ct. – 1998), the Supreme Court of Pennsylvania held that the grant of a dimensional variance is of lesser moment than the grant of a use variance, and the proof required to establish unnecessary hardship is lesser when a dimensional variance, as opposed to a use variance, is sought.

Based on the above, the Board finds that the Applicant has shown the existence of a hardship, not self-created, and unique and peculiar to the Property that permits the grant of the following variances subject to the conditions set forth in the Order:

1. §160-23.C(1)(a) to permit access to the Property from a local street where access to a collector arterial street is required for a Place of Worship;

2. §160-23.C(1)(d)[1] to permit the proposed number of parking spaces to be calculated based on the number of seats provided for patron use rather than on the gross floor area;

Docusign Envelope ID: 02D3018C-62D4-89E1-8168-33F6E912B65C

3. §160-23.C(1)(d)[2] to permit parking to be located as shown on the Plan rather than exclusively at the side or rear of the structure;

4. §160-25.B(2) and §160-26 (Table of Performance Standards-Bulk & Area) to permit an impervious surface ratio of 0.50 rather than the maximum impervious surface ratio of 0.35;

5. §160-33.A(2) to permit parking and structures to encroach into the required buffer yard area as shown on the Plan; and

6. §160-106 to allow for 24 additional months, for a total of 36 months, from the date of any relief granted to obtain proper permits, finalize the design, fundraise, and construct the proposed improvements.

Additionally, the Board finds that the variances, with the conditions imposed in the Order, would not be injurious to the health, safety, and welfare of the surrounding community and constitutes the minimum relief necessary to afford Applicants the opportunity to reasonably use the Property.

Docusign Envelope ID: 02D3018C-62D4-89E1-8168-33F6E912B65C

DECISION AND ORDER

AND NOW, this 6th day of November, 2026, the Hilltown Township Zoning Hearing Board hereby grants the zoning relief requested conditioned as follows:

1. The proposed improvements shall be done in conformity with the Plan (*Exhibit A-5)* and evidence presented before the Board.

2. Concurrently with land development, Applicant shall seek rezoning of the Property.

3. Applicant shall pursue, in good faith, a written shared parking agreement with the owner of the property located at 1969 Clearview Road; any written agreement shall be recorded in the Bucks County Recorder of Deeds and shall be binding on future owners.

4. So long as Applicant has permission, it shall utilize 1969 Clearview Road for overflow parking rather than the street when possible.

5. No additional impervious surface will be added during the land development other than what is shown on the Plan.

6. Applicant shall have an additional 24 months, for a total of 36 months from the date of this Order, to obtain the proper permits, finalize the design, fundraise, and construct the proposed improvements with the option to apply for an extension for good cause shown and provided that Applicant can demonstrate that it has been proceeding diligently and in good faith.

7. Applicant shall otherwise comply with all other Township, County, and/or State laws regarding construction and use.

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The Hilltown Township Zoning Hearing Board deems the foregoing conditions necessary and warranted under the Hilltown Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

HILLTOWN TOWNSHIP ZONING HEARING BOARD

By: DocuSigned by: Stephen Yates 65D82380D09C404...
Stephen C. Yates, Chairman

By: DocuSigned by: Brooke Rush C0783C1BC10B4F1...
D. Brooke Rush

By: Signed by: Matthew Knox A53A548FE7F94A9...
Matthew Knox

GRIM, BIEHN & THATCHER

By: DocuSigned by: Kelly L Eberle 97A84A3B3DC94E6...
Kelly L. Eberle, Solicitor
104 S. 6th St., Perkasie, PA 18944

Date of Mailing: Nov 9, 2026

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www.grimlaw.com

Kelly L. Eberle
e-mail: keberle@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

November 9, 2026

John & Lynne McPherson
706 Callowhill Road
Perkasie, PA 18944

Re: Hilltown Township Zoning Hearing Board
John & Lynne McPherson; Appeal No. 2026-011

Dear Mr. and Mrs. McPherson:

Please find enclosed herewith a copy of the Decision of the Hilltown Township Zoning Hearing Board dated November 6, 2026 in the above-captioned matter. The original of this Decision is being retained by the Township for its file.

Thank you for your attention to this matter.

Very truly yours,
Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/ben
Encl.
cc: Hilltown Township Manager (w/encl.)

Docusign Envelope ID: AE652F59-FA85-86C3-83DC-23820ADDCC55

HILLTOWN TOWNSHIP ZONING HEARING BOARD

In Re: John and Lynn McPherson

Appeal No. 2026-011

A hearing was held in the above matter on Wednesday, September 23, 2026, at 7:00 p.m. at the Hilltown Township Municipal Building. Notice of the hearing was published in The Intelligencer advising that all parties in interest might appear and be heard. In addition, the property was posted, and written notice was provided to neighboring property owners as required by the Zoning Ordinance.

The matter was heard before Stephen C. Yates, Chairman, D. Brooke Rush, and Matthew Knox. In addition, Kelly L. Eberle, the Board Solicitor, was in attendance, as was the Board stenographer. Applicants were present and were not represented by counsel. No individuals requested party status.

The following exhibits were admitted and accepted into evidence:

Zoning Hearing Board's Exhibits

B-1 Proof of Publication

B-2 Posting Certification

B-3 Letter with enclosure dated September 3, 2026 to neighboring property owners from K. Eberle

Applicants' Exhibits

A-1 Application with all attachments (including deed and plan)

A-2 Hilltown Zoning Hearing Board Decision for Appeal No. 2024-008

No other documentary evidence was submitted or received by the Hilltown Township Zoning Hearing Board. After weighing the credibility of the testimony and documents offered,

Docusign Envelope ID: AE652F59-FA85-86C3-83DC-23820ADDCC55

the Hilltown Township Zoning Hearing Board renders its Decision on the above Application as more fully set forth below.

I. FINDINGS OF FACT

1. Applicants are John and Lynne McPherson ("Applicants").

2. The subject property is the real property located at 706 Callowhill Road, Hilltown Township and more specifically identified as Bucks County Tax Parcel No. 15-011-069-007 ("Property").

3. The Property is located in the CR-1 - Country Residential I Zoning District.

4. The Property is approximately 2.46 acres and is improved with a single-family dwelling, attached garage, patio, and related improvements.

5. The Property is a long rectangle that narrows towards the rear.

6. The existing dwelling is setback approximately 215 feet from the road and positioned at an angle to the road.

7. Because of the location of the existing dwelling, the Property has a larger front yard than rear yard.

8. Applicants' existing attached garage stores two collector cars and woodshop equipment.

9. Applicants wish to install a 29' x 34' detached garage in the front yard for additional storage for Applicants boats, tractors, and other equipment.

10. The proposed garage is a two-story garage comprised of 986 square feet with a gambrel roof and either vinyl or metal siding.

11. The roof will be either a 3-tab shingle or metal brown roof.

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12. The proposed garage will have electricity but will not be used as an apartment or additional living space.

13. The proposed garage will be located on the inner bend area of the existing driveway, 40 feet from the side yard property line and 175 feet from Callowhill Road.

14. The location of the proposed garage was chosen based on proximity to the existing driveway so that additional impervious surface was not required and to avoid having to relocate the various underground utilities that run directly under the outer bend side of the driveway.

15. In addition, the proposed location will allow Applicants to maintain a low slope and nearly flush pathway and minimize similar runoff volume demands.

16. However, the chosen location places the proposed garage in front of the existing dwelling and therefore in the front yard.

17. The Hilltown Township Zoning Ordinance §160-23.I(2)(a)[4] which prohibits residential accessory structure, or any part thereof, in the front yard in the CR-1 Zoning District.

18. Accordingly, Applicants request a variance from Zoning Ordinance §160-23.I(2)(a)[4] to permit the construction of a detached two-car garage in the front yard.

II. DISCUSSION

Applicants request a variance from Zoning Ordinance §160-23.I(2)(a)[4], which prohibits residential accessory structure, or any part thereof, in the front yard in order to allow a detached garage in the front yard.

In considering applications for a variance, this Board is required to apply the provisions of Section 10910.2 of the Municipalities Planning Code. The Board has the authority to grant a variance if it finds that an applicant has met its burden of proof for the following five elements: first, that the property has unique physical circumstances, peculiar to the property, and not

Docusign Envelope ID: AE652F59-FA85-86C3-83DC-23820ADDCC55

generally created by the Zoning Ordinance; second, that an unnecessary hardship exists, due to the uniqueness of the property, resulting in an applicant's inability to develop or have any reasonable use of the property; third, that the applicant did not create the hardship; fourth, that the grant of a variance will not alter the character of the neighborhood or be a detriment to the public welfare; and fifth, that the variance is the minimum necessary to afford relief. 53 P.S. § 10910.2(a). In the case of *Hertzberg vs. Zoning Board of Adjustment of the City of Pittsburgh*, 721 A. 2d 43 (S. Ct. – 1998), the Supreme Court of Pennsylvania held that the grant of a dimensional variance is of lesser moment than the grant of a use variance, and the proof required to establish unnecessary hardship is lesser when a dimensional variance, as opposed to a use variance, is sought.

Based on the above, the Board finds that the Applicants have shown the existence of a hardship, not self-created, and unique and peculiar to the Property that requires the grant of a variance from Zoning Ordinance §160-23.I(2)(a)[4] to permit a detached two-car garage in the front yard. Additionally, the Board finds that the variance, with the conditions imposed in the Order, would not be injurious to the health, safety, and welfare of the surrounding community and constitutes the minimum relief necessary to afford Applicants the opportunity to reasonably use the Property.

Mr. Rush does not join in this decision and noted his objection during the hearing. Based on the evidence presented, Mr. Rush does not believe Applicants demonstrated a hardship that was not self-created and therefore did not meet the standard necessary to warrant the grant of a variance.

Docusign Envelope ID: AE652F59-FA85-86C3-83DC-23820ADDCC55

DECISION AND ORDER

AND NOW, this 6th day of November, 2026, the Hilltown Township Zoning Hearing Board hereby grants the zoning relief requested conditioned as follows:

1. The construction of the detached garage shall be done in conformity with the testimony and exhibits presented before the Board.

2. Applicants shall otherwise comply with all other Township, County, and/or State laws regarding construction and use.

The Hilltown Township Zoning Hearing Board deems the foregoing conditions necessary and warranted under the Hilltown Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

HILLTOWN TOWNSHIP ZONING HEARING BOARD

By: DocuSigned by: Stephen Yates 65D82380D09C404...
Stephen C. Yates, Chairman

By: DocuSigned by: Brooke Rush G0783C1BC10B4F1...
D. Brooke Rush, dissenting

By: Signed by: Matthew Knox A53A548FE7F94A9...
Matthew Knox

GRIM, BIEHN & THATCHER

By: DocuSigned by: kelly L Eberle 97A84A3B3DC94E6...
Kelly L. Eberle, Solicitor
104 South Sixth Street
Perkasie, PA 18944

Date of Mailing: Nov. 9, 2026