

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

Applicant: Zachary Lichtmann
164 Pheasant Lane
Newtown, PA 18940

Owners: Zachary & Joann Lichtmann
164 Pheasant Lane
Newtown, PA 18940

**Subject
Property:** Tax Parcel No. 53-015-010, which is located at the address of the
Applicants set forth above.

**Requested
Relief:** Applicant seeks to construct an addition to the existing single-family
dwelling. The subject lot is nonconforming as to lot size and lot width.
Applicant seeks a special exception pursuant to §1208.C2 of the
Newtown Area Joint Municipal Zoning Ordinance (“Ordinance”) to
permit expansion of the dwelling.

**Hearing
History:** The application was filed in Wrightstown Township on June 11, 2025.
The hearing was held on August 6, 2025 at the Wrightstown Township
Building, 2203 Second Street Pike, Wrightstown, PA 18940.

Appearances: Applicant, *Pro Se*

Mailing Date: September 22, 2025

DECISION

FINDINGS OF FACT:

1. The Zoning Hearing Board of Wrightstown 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 Applicant is the Owner 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 CR1, Country Residential 1/Low Density Zoning District of Wrightstown Township. The lot area is 0.548 acres, where 1 acre is required for residential building lots in the CR1, Country Residential 1/Low Density Zoning District. The property accommodates the Applicant's single-family dwelling use.

4. Applicant seeks to construct an addition to the existing single-family dwelling. The Subject Property is nonconforming as to lot size and lot width. The lot width is 126.59 feet, where 150 feet is required. Applicant seeks a special exception pursuant to §1208.C2 of the Ordinance to permit expansion of the dwelling.

5. §1208.C2 reads as follows:

C. Expansion of or on a Nonconforming Lot.

...

2. A building may be altered or erected on any nonconforming lot which was lawfully in existence at the time of adoption of this Ordinance, in single and separate ownership, provided a special exception is authorized by the Local Zoning Hearing Board in accordance with § 1507.E. of this Ordinance. In considering a special exception, the Local Zoning Hearing Board may impose the following additional requirements:

- a. That the use of the nonconforming lot shall be required to conform to the permitted uses within the district in which the nonconforming lot lies;
- b. That the general area and dimensional regulations as specified within this Ordinance for conforming uses and structures in the district in which the nonconforming lot lies shall be applied to the nonconforming lot.

6. Applicant provided architectural renderings prepared by Patryk Hirsz, Architect. The renderings illustrate and corroborate Applicant's testimony.

7. Applicant emphasized that the Property Owners seek only to change the pitch of the existing roof. They are not changing the footprint of the building. The pitch of the roof is proposed to change from a 12/3 pitch to a 12/12 pitch.

8. Applicant seeks to use the additional attic space as storage space. There are to be no additional bedrooms or bathrooms added to the dwelling as a result of the renovations.

9. The current and existing dwelling sits on a slab. Applicant has no basement.

10. The septic system is located in the rear yard. The existing well is in the front yard.

11. There is consideration to move the well to the back and the septic to the front. However, those changes will be assessed at a later date.

12. The Zoning Hearing Board considers the present application a technical issue without significant over impact.

13. No one spoke in opposition to the application.

14. Wrightstown 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 a preexisting nonconforming lot area and lot width.

2. The nonconforming lot area and lot width, coupled with Applicant's intent to make improvements to the existing single-family dwelling, trigger the requirements of §1208.C2 (regarding alterations of a building on a nonconforming lot).

3. The standard for a special exception is stated at §1507.E of the Ordinance.

4. The Zoning Hearing Board considers that the Applicant meets the standards of §1507.E.

5. Accordingly, the Wrightstown Township Zoning Hearing Board determined, through an appointed Hearing Officer, to grant the Applicant's request for a special exception, subject to conditions, as is set forth hereafter.

ORDER

Upon consideration and after hearing, the Hearing Officer hereby GRANTS a special exception pursuant to §1208.C2 of the Newtown Area Joint Municipal Zoning Ordinance to facilitate construction of an addition to the existing single-family dwelling on the lawfully nonconforming lot.

The relief granted is subject to the following condition:

1. Applicant is required to obtain a building permit, and otherwise comply in all other respects with township, county, state, and federal rules and regulations.

ZONING HEARING BOARD OF WRIGHTSTOWN TOWNSHIP

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By: /s/ Allen Masenheimer
Allen Masenheimer, Hearing Officer