

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

Applicant: Willard Family Partnership
591 Durham Road
Newtown, PA 18940

Owner: Same.

**Subject
Property:** Tax Parcel No. 53-012-031, which is located at the address of the Applicants set forth above.

**Requested
Relief:** The Subject Property is known as Carousel Village or The Shoppes at Wrightstown. The property is "split zoned" (CR-1 and VR-4). Applicant seeks to add a Yoga Studio (characterized as either a Use E-3 Service Business or a C-3 Commercial School) on the portion of the property zoned CR-1. Neither use category is permitted within the CR-1 District, but both are permitted within the immediately adjacent VR-4 Zoning District. The use will replace an E-1 Retail use, which was authorized by way of a 1997 Wrightstown Township Zoning Hearing Board Decision.

**Hearing
History:** The application was filed in Wrightstown Township on June 8, 2026. The hearing was held on July 8, 2026 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA 18940.

Appearances: Applicant by: Joseph M. Blackburn, Esq.
Wisler Pearlstine, LLP
301 N. Sycamore Street
Newtown, PA 18940

Mailing Date: August 20, 2026

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 CR-1 (Country Residential 1/Low Density) and VR-4 (Village Residential 4) Zoning District of Wrightstown Township. The lot area is 47.69 acres (+/-). The property accommodates the Applicant's multiple structures used for a combination of retail, service, office, eating place, agricultural, and other commercial uses known collectively as the "Carousel Village" and more formally known as "The Shoppes at Wrightstown".

4. Applicant seeks to add a Yoga Studio (characterized as either a Use E-3 Service Business or a C-3 Commercial School) on the portion of the property zoned CR-1. Neither use category is permitted within the CR-1 District, but both are permitted within the immediately adjacent VR-4 Zoning District. The use will replace an E-1 Retail use, which was authorized by way of a 1997 Wrightstown Township Zoning Hearing Board Decision.

5. The structure at issue is located within Building 9, on the Subject Property, as reflected on the plan set submitted by Applicant with the zoning application.

6. Building 9 is located within the CR-1 Zoning District.

7. Pursuant to the 1997 Zoning Decision, Building 9 was permitted to and has since that date been used for, an E-1 Retail use.

8. Applicant seeks to replace the E-1 Retail use with an E-3 Service Business or C-3 Commercial School (Yoga Studio).

9. The studio anticipates offering 3-4 yoga classes per day.

10. Each class is anticipated to accommodate 8-10 students.

11. The Yoga Studio will employ 2-3 employees on site at any given time.

12. Classes are anticipated for weekdays between the hours of 8:00 AM - 11:00 AM and 4:30 PM - 7:00 PM and on weekends typically between the hours of 9:00 AM - 12:00 PM.

13. The studio will also offer incidental retail sale of yoga related equipment and materials.
14. No dimensional relief is being requested.
15. No one spoke in opposition to the application. In fact, adjacent property owners spoke in favor of the Property Owner's maintenance of the Subject Property.
16. Wrightstown Township took a position with regard to this application. After consideration of the issue at a public meeting, the Board issued the following written statement, "...The Board reviewed the Application and determined it has no objection to a variance being granted to allow an E-3 Service Business in Building 9 on the property. ..."

CONCLUSIONS OF LAW:

1. The Subject Property has been developed and used consistent with the requirements of the Ordinance, as modified by the aforementioned Zoning Hearing Board determinations.
2. The Subject Property is known as Carousel Village or The Shoppes at Wrightstown. The property is "split zoned" (CR-1 and VR-4). Applicant seeks to add a Yoga Studio (characterized as either a Use E-3 Service Business or a C-3 Commercial School) on the portion of the property zoned CR-1. Neither use category is permitted within the CR-1 District, but both are permitted within the immediately adjacent VR-4 Zoning District. The use will replace an E-1 Retail use, which was authorized by way of a 1997 Wrightstown Township Zoning Hearing Board Decision.
3. 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.
4. The evidence establishes that the relief sought by the Applicant is the minimum variance necessary.
5. The variance sought will not alter the essential character of the neighborhood or district in which the Subject Property is located.
6. The Applicant has presented evidence of sufficient factors to warrant the grant of the use variance requested.
7. Accordingly, the Wrightstown 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 Wrightstown Township hereby GRANTS a variance from §402.A of the Wrightstown Township Zoning Ordinance to permit the E-3 Service Business use located within Building 9, on the Subject Property, in the in the CR-1, Country Residential 1/Low Density Zoning District.

The relief granted is subject to compliance with all other applicable governmental ordinances and regulations and the following specific condition:

1. Applicant must obtain all permits required by Wrightstown Township.

Thomas E. Panzer, Esq.
Solicitor
Wrightstown 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 WRIGHTSTOWN TOWNSHIP

By: /s/ Steve Marcell
Steve Marcell

/s/ Allen Masenheimer
Allen Masenheimer