

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**June 13, 2022**

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on June 13, 2022 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present:           John Fenley, Zoning Hearing Board  
                  Kathleen Hart, Zoning Hearing Board  
                  Arlo Eby, Zoning Hearing Board  
                  Scott MacNair, Zoning Hearing Solicitor  
                  Marianne Morano, Asst. Zoning Officer

Members of the public were present.

The Zoning Hearing Board public hearing was convened at 6:59p.m. by Mr. Fenley.

**Stenographic Record:** A stenographic record of the meeting was taken and will provide a record of the proceedings. A request can be made to Bucks County Court Reporters. Transcripts are stored for five years.

**New Business**

**22-10: Daniel & Florence Bowman – 410 Three Mile Run Road, Sellersville** to consider application of Daniel C. Bowman and Florence Bowman concerning a property located at 410 Three Mile Run, Sellersville, East Rockhill Township, also known as Tax Map Parcel Number 12-008-060. This property is located in the S – Suburban Zoning District. The Applicant is seeking to construct a residential accessory building within a buffer yard area. As a result, the Applicant is seeking a variance from Section 27-1905.b.(4) which prohibits structures from being located in a buffer area.

Party Status requests received and approved:

- There was none.

Testimony: William Benner, Esq. was present representing the applicant. Testimony was provided by Daniel Bowman, applicant.

The proposed accessory building will be 24' x 32' and there is an existing 12'x20' shed. The parcel is 0.91 acres and the dwelling was constructed in 1925 which has limited storage. The proposed accessory building will be located on a portion of existing impervious surface.

**On motion** by Mr. Fenley, seconded by Ms. Hart, to grant the applicant approval for a variance from 27-1905.b.(4) to allow access in a buffer yard as requested contingent on the accessory structure shall not be used for overnight guests, lighting shall be shielded and in a downward manner, compliance with all stormwater regulations and compliance with all regulations. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

**Approval of May 2, 2022 Notes**

**On motion** by Mr. Fenley, seconded by Ms. Hart the May 2, 2022 notes were accepted with no changes.

**Adjournment**

The hearing adjourned at 7:49p.m.

Respectfully submitted,

Marianne Morano  
Asst. Zoning Officer