



EAST ROCKHILL TOWNSHIP ZONING HEARING BOARD

PUBLIC HEARING MEETING AGENDA

Monday, April 29, 2024

7:00 PM

1. **Public Hearing Convenes 7:00 PM**

East Rockhill Township Municipal Office Meeting Room, 1622 N. Ridge Road, Perkasie, PA 18944

2. **24:21: Roger and Patti Jones, East Rock Road**

Continued from February 20, 2024 and April 10, 2024

Consider the application of Roger and Patti Jones concerning a property located on East Rock Road, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-011-033-005. This property is located in the RR – Rural Residential Zoning District. The Applicant is proposing to construct a single-family detached dwelling on the Property. The Applicant seeks a variance from Section 1702 of the East Rockhill Township Zoning Ordinance to build the dwelling on a lot that is less than one acre. Alternatively, the Applicant is seeking variances from Section 27-602 to allow for: (1) a minimum lot size of .86 acres where 1.8 acres is required, (2) a minimum lot width of 125 feet where 150 feet is required and (3) a minimum side yard setback of 12 feet where 30 feet is required.

3. **24:22 Matthew Benner, 2821 Hill Road**

Consider the Application of Matthew Benner concerning a property located at 2821 Hill Road, Sellersville, East Rockhill Township, also known as Tax Map Parcel Number 12-001-034-003. This property is located in the RP, Resource Protection zoning district. The Applicant is requesting a variance from §27-1900.d. of the Zoning Ordinance to allow greater than 20% woodland removal in conjunction with construction of an accessory building and driveway.

4. **24:23 Stephen and Susan Piccari, 935 Three Mile Run Road**

Consider the Application of Stephen J. Piccari and Susan L. Piccari concerning a property located at 935 Three Mile Run Road, Sellersville, East Rockhill Township, also known as Tax Map Parcel Number 12-009-130. This property is located in the S-Suburban Zoning District. The property contains an existing single-family dwelling, garage with office and a shop building. The Applicant is proposing to convert the office associated with a nonconforming F27 Automobile Repair Shop to an apartment use. A B9 Residential Conversion is not a permitted use in the S-Suburban Zoning District. To change from one nonconforming use to another requires a special exception, pursuant to Section 2106 of the Zoning Ordinance.

5. **Approval of April 10, 2024 Minutes**

6. **Adjournment**