

East Rockhill Township Zoning Hearing Board

April 10, 2024

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on April 10, 2024 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasio, Pennsylvania.

Present: John Fenley, Zoning Hearing Board Chairperson
Patricia McAnally, Zoning Hearing Board Member
Andrew Slike, Zoning Hearing Board Member
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Zoning Officer

The Public Hearing was opened at 7:00 p.m. by Mr. Fenley.

Stenographic Record: A stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to Nancy Hoffert at 484-866-6172. Transcripts are stored for five years.

Business:

Continued from February 20, 2024

24:21: Roger and Patti Jones, East Rock Road to consider the application of Roger and Patti Jones concerning a property located on East Rock Road, Perkasio, 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.

Mr. Gavin Laboski, Esq., Mr. Steve Yates, Mr. Roger Jones and Mrs. Patti Jones were present.

Party Status requests received and approved:

1. Rick Howard, Esq. representing Paul Hennessy and Beverly Giargenti 2330 E. Rock Road
2. Luke Heverly, 2320 E. Rock Road
3. Marla Heverly, 2320 E. Rock Road
4. Bevan Kohan, 2334 E. Rock Road
5. Robert Napor, 2360 E. Rock Road
6. Larry Marr, 2347 E. Rock Road
7. Kim Marr, 2347 E. Rock Road
8. Dave Cairns, 2340 E. Rock Road
9. Ron Smolen, 2387 E. Rock Road

Testimony: Mr. Roger Jones, equitable owner; Mr. Steve Yates, expert on civil engineering and land development matters; Mr. Paul Hennessey, 2330 E. Rock Road; Ms. Beverly Giargenti, 2330 E. Rock Road; Mr. Luke Heverly, 2320 E. Rock Road; and Mr. Robert Napor, 2360 E. Rock Road. Testimony was concluded.

The proposed dwelling is one-floor proposed on a vacant lot subdivided in 1969. Stormwater concerns were raised that were believed to be coming from a property off of Mountain View Drive down an old lane. Owner at 2330 E. Rock Road installed a berm to divert that water.

An executive session was held.

On motion by Mr. Fenley, seconded by Mrs. McAnally, to continue the hearing until April 29, 2024 at 7:00 p.m. to allow the applicant an opportunity to revise the site plan. With no additional discussion, all present voted in favor.

Approval of February 20, 2024 Minutes:

On motion by Mr. Fenley, seconded by Mrs. McAnally, the February 20, 2024 minutes were accepted with no changes. With no additional discussion, all present voted in favor.

Adjournment:

On motion by Mr. Fenley, seconded by Mr. Slike, with no further discussion, the hearing adjourned at 11:08 p.m.

Respectfully submitted,

Marianne Hart Morano
Township Manager / Zoning Officer