



EAST ROCKHILL TOWNSHIP ZONING HEARING BOARD

PUBLIC HEARING MEETING AGENDA

Tuesday, July 30, 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. **24:24 Alex Alexandrov, 2313 Muskrat Road**

Consider the application of Alex Alexandrov concerning a property located at 2313 Muskrat Road, Sellersville, East Rockhill Township, also known as Tax Map Parcel Number 12-005-032-002. This property is located in the RP – Resource Protection Zoning District. The Applicant is proposing to construct a B1 Detached Dwelling on the Property. The Applicant seeks the following variances: (1) from Section 1702.a.(1) of the East Rockhill Township Zoning Ordinance to build the dwelling on a lot that is less than one acre and (2) from Section 1702.a.(4) to allow for a rear yard setback of 13.6 feet where 30 feet is required. Alternatively, the Applicant is seeking variances from Section 27-402 to allow for: (1) a minimum lot size of .418 acres where 1.8 acres is required, (2) a minimum front yard of 40.4 feet where 50 feet is required and (3) a minimum rear yard of 13.6 feet where 50 feet is required.

3. **Approval of April 29, 2024 Minutes**

4. **Adjournment**