

East Rockhill Township Zoning Hearing Board

July 30, 2024

Public Hearing Meeting Minutes

The East Rockhill Township Zoning Hearing Board was held at 7:00 PM on July 30, 2024 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasio, Pennsylvania.

Present: John Fenley, Zoning Hearing Board
Arlo Eby, Zoning Hearing Board
Dan Soliday, Zoning Hearing Board
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Zoning Officer

The public hearing was convened at 7:00 PM 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 Cindy McCourt at 215-348-6727 or camccourt@buckscounty.org. Transcripts are stored for five years.

New Business

24-24: Alex Alexandrov – 2313 Muskrat Road, Sellersville to 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.

Party Status requests received and approved: There was none.

Testimony: Mr. Tyler Freed P.E. and Mr. Alex Alexandrov. Testimony was concluded.

Public Comment: There was none.

On motion by Mr. Fenley, seconded by Mr. Eby to grant the variances from Section 1702.a.(1) to build the dwelling on a lot that is less than one acre and from Section 1702.a.(4) to allow for a rear yard setback of 13.6 feet where 30 feet is required contingent on compliance with all testimony and exhibits presented and compliance with Wynn Associates May 31, 2024 correspondence. With no further discussion, the motion passed 3-0.

Approval of April 29, 2024 Notes

On motion by Mr. Fenley, seconded by Mr. Eby, the April 29, 2024 notes were accepted with no changes. With no further discussion, the motion passed 3-0.

Adjournment

On motion by Mr. Fenley, seconded by Mr. Soliday, with no further discussion, the hearing adjourned at 7:36 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager / Zoning Officer