

Notes of Meeting
East Rockhill Township Zoning Hearing Board
July 29, 2020

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on July 29, 2020 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: David Chlebda, Chairperson
David Watt, Vice-Chairperson
Kathleen Hart, Member
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Township Manager and Asst. Zoning Officer

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

Reorganization

Mr. MacNair requested a nomination for Zoning Hearing Board Chairperson and Vice-Chairperson appointments.

On motion by Mr. Watt, seconded by Mrs. Hart to nominate David Chlebda as the Zoning Hearing Board Chairperson and David Watt as the Zoning Hearing Board Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Mr. Watt, seconded by Mrs. Hart to appoint Scott MacNair, Esquire and the law firm of Clemons, Richter & Reiss as the Zoning Hearing Board Solicitor. With no additional discussion, all present voted in favor.

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

New Business

20-01: O'Rourke - Bazik – 1819 Old Bethlehem Pike, Quakertown to consider the application of Tina M. O'Rourke and Carolyn Bazik concerning a property located at 1819 Old Bethlehem Pike, Quakertown, East Rockhill Township, also known as Tax Map Parcel Number 12-8-33-1. This property is located in the S – Suburban Zoning District. The Applicant is seeking to construct a front porch on the existing dwelling that will extend into the front yard setback. The Applicant is seeking a variance from Section 27-702.b of the East Rockhill Township Zoning Ordinance to permit a setback of 28'7" where 50' is required.

Testimony: Was provided by Tina O'Rourke and Carolyn Bazik. There was no public in attendance. No one requested party status.

It was noted the porch was to alleviate water infiltration to the basement on the south side (to right) of the dwelling, the porch would match aesthetics of the neighborhood and be over an existing slab. The patio is 23 feet long and footings are to be installed by cutting out a portion of the slab.

On motion by Mr. Watt, seconded by Mrs. Hart to grant the variance requests with conditions including applying for and receiving appropriate permits indicating how the porch roof will be attached to the existing structure and footing detail; roof cannot extend more than 7 ½ inches over the existing patio footprint. The Conclusion of Law as prepared by the Township Zoning Hearing Board Solicitor shall be the official document. With no additional discussion, all present voted in favor.

Approval of July 22, 2019 Notes

July 22, 2019 notes were accepted with no changes.

Other Business

- Status of WEGBB Zoning Hearing Board date was discussed with no official action taken.
- Status of Rock Hill Quarry Zoning Hearings was provided with no official action taken.

Adjournment

With no additional discussion, the hearing adjourned at 7:49pm.

Respectfully submitted,

Marianne Morano
Township Manager