



EAST ROCKHILL TOWNSHIP ZONING HEARING BOARD

November 17, 2020

7:00pm

1. **Hearing Convenes 7:00pm at the Pennridge Regional Police Headquarters Meeting Room, 200 Ridge Road, Sellersville, PA**

2. **Announcement**

The Hearing will be held based on the Governor's current COVID-19 Guidelines for State and Local Governments.

Pre-registration is not required. Should capacity under COVID-19 be reached public may have to wait for admittance to the hearing.

3. **New Business**

20-04: Lee Webster – Corner of Muskrat Road and Rich Hill Road

Application of Lee Webster concerning a property located at the corner of Muskrat Road and Rich Hill Road, also known as Tax Map Parcel Number 12-5-33-004. This property is located in the RP – Resource Protection Zoning District. The Applicant is proposing the construction of a single family dwelling on the property and is seeking variances from Sections 27-1702.a(1) and 27-304.(B1) of the East Rockhill Township Zoning Ordinance to construct the dwelling on a .98 acre lot. The Zoning Ordinance ordinarily requires a minimum lot size of 1.8 acres in the RP Zoning District, but allows for construction of a single family dwelling on lots of one acre when the lot is a pre-existing nonconforming lot. The Applicant also seeks a variance from Section 27-304.(B1) to permit a front yard setback of 30.5 feet to a proposed deck and 41.70 feet to the dwelling. Last, the Applicant seeks a variance from Section 27-1900.d to permit removal of 50% of the woodlands where only 20% is permitted.

20-05: Michael Heridia – 1528 N. Ridge Road

Application of Michael Heridia concerning a property located at 1528 N. Ridge Road, Perkasie, PA 18944, also known as Tax Map Parcel Number 12-9-165-003. The property is located in the RR – Rural Residential zoning district. The Applicant seeks a special exception to change the use of the property from one nonconforming use (H-11 Junkyard Use) to a different nonconforming use (H-5 Contracting Use). In the alternative, the Applicant requests variances from Sections 27-306 and 27-601 to permit an H-5 Contracting Use in the RR Zoning District. In addition, the Applicant appeals the Zoning Officer's decision to deny the H-5 Contracting Use.

4. **Adjournment**