



EAST ROCKHILL TOWNSHIP ZONING HEARING BOARD

January 14, 2021

7:00pm

1. **Hearing Convenes as Continued from November 17, 2020 and December 16, 2020 (rescheduled due to winter storm) Virtually via Zoom Platform**

2. **Announcements**

Hearing to be held virtually via [Zoom](#). Participants must have the Zoom application prior to logging in to the Hearing.

Meeting ID 867 7506 0848 or [Find Your Local Number](#)

To ensure a well-run Zoning Hearing potential exhibits are to be [emailed](#) no later than 5:00pm January 14, 2021.

3. **Introduction of Alternate Vacancy Candidate**

Patricia McAnally

4. **Old Business**

20-04: Lee Webster – Corner of Muskrat Road and Rich Hill Road (Hearing Continued)

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.

5. **Approval of Minutes**

Acceptance of December 21, 2020 Meeting Notes

6. **Adjournment**