



# EAST ROCKHILL TOWNSHIP

Municipal Meeting Room, 1622 North Ridge Road, Perkasio, PA 18944

## Zoning Hearing Board

Public Hearing

Agenda

November 14, 2022 7:00pm

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### 1. **Hearings Convene**

7:00pm at East Rockhill Township Municipal Office Meeting Room, 1622 N. Ridge Road, Perkasio

### 2. **22-13: Pennridge School District – 1303 N. 5<sup>th</sup> Street, Perkasio**

Consider the application of Pennridge School District concerning a property located at 1303 North 5th Street, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-014-023-002. This property is located in the RR - Rural Residential Zoning District. The Applicant seeks a special exception pursuant to Section 27-304(l)(1) of the East Rockhill Township Zoning Ordinance to permit use of a proposed nonresidential accessory use structure where the primary use is operating pursuant to a special exception. The Applicant also appeals the determination of the zoning officer that a proposed garage on the property constitutes an extension of a non-conforming use and contends that the proposed accessory building is permitted by right pursuant to Section 27-601(a)(23) of the East Rockhill Township Zoning Ordinance. Alternatively, the Applicant is seeking a special exception and variance from Section 27-2103.b.(3) to allow for construction of a six bay garage that results in an increase of a nonconforming use with a building or floor area that is in excess of 50% of the existing building or floor area.

### 3. **22-14: Joseph Chapman – 8066 Covered Bridge Road, Quakertown**

Consider the application of Joseph Chapman concerning a property located at 8066 Covered Bridge Road, Quakertown, Pennsylvania, also known as Tax Map Parcel Number 12-006-092. This property is located in the Township's RP – Resource Protection zoning district. The Applicant seeks the following variances: (1) a variance from Section 27-1708.a. of the Zoning Ordinance to allow the construction of an accessory building in the front yard; and (2) a variance from Section 27-1708.c of the Zoning Ordinance to permit the accessory building to be located five feet from the side yard where 12 feet is required.

**4. 22-15: Frederick Wedman – 1516 W. Park Avenue, Perkasio**

Consider the application of Frederick A. Wedman concerning a property located at 1516 W. Park Avenue, Perkasio, Pennsylvania, also known as Tax Map Parcel Number 12-008-092-001. This property is located in the Township's R-1 – Residential Zoning District. The Applicant is seeking a variance from Section 27-802.b. of the East Rockhill Township Zoning Ordinance to allow for a 22.99% building coverage where 15% is permitted. The request is the result of the Applicant's proposal to demolish an existing nonconforming garage and replace it with a new garage that is 48' x 48' for the storage of his motorhome and other vehicles.

**5. Last Hearing Notes**

Acceptance of October 12, 2022 Meeting Notes

**6. Adjournment**