

Notes of Meeting
East Rockhill Township Zoning Hearing Board
November 14, 2022

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on November 14, 2022 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: John Fenley, Zoning Hearing Board
 Arlo Eby, Zoning Hearing Board
 Kathleen Hart, Zoning Hearing Board
 Scott MacNair, Zoning Hearing Solicitor
 Marianne Morano, Asst. Zoning Officer

Members of the public were present.

The Zoning Hearing Board public hearing was convened at 6:57p.m. by Mr. Fenley.

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

New Business

22-13: Pennridge School District – 1303 N. 5th Street, Perkasie to consider the application of Pennridge School District concerning a property located at 1303 North 5th Street, Perkasie, 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(I)(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.

Party Status requests received and approved: There was none.

Testimony: Mr. Kelly Harper, Pennridge School District Director of Operations.

It was noted the facility has 12 employees that arrive on site and go out to various school properties to perform maintenance as assigned; building would be used for storage only; made of masonry and steel and have 6 bays.

On motion by Mr. Fenley, seconded by Ms. Hart, to grant the applicant approval for a variance from 27-304.11. to allow a nonresidential accessory building where the primary use is operating by a special exception conditioned on the accessory building to be used for storage of vehicles

and equipment only and applicant complying with all testimony and exhibits. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

22-14: Joseph Chapman – 8066 Covered Bridge Road, Quakertown to 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.

Party Status requests received and approved: There was none.

Testimony: Mr. Joseph Chapman

It was noted the accessory building would be located on existing impervious surface; no trees were to be removed; Owner has planted 7 new trees to buffer it from the street; using natural tones and has spoken to adjoining property owners.

On motion by Mr. Fenley, seconded by Ms. Hart, to grant the applicant approval for a variance from 27-1708.a. to allow an accessory building in the front yard and located 5 feet from the side yard where 12 feet is required conditioned on the accessory building lighting installed in a downward direction and shielded; no overnight residential accommodation and applicant complying with all testimony and exhibits. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

22-15: Frederick Wedman – 1516 W. Park Avenue, Perkasie to consider the application of Frederick A. Wedman concerning a property located at 1516 W. Park Avenue, Perkasie, 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.

Party Status requests received and approved: There was none.

Testimony: Mr. Frederick Wedman.

It was noted the 19,300sf lot was under R-1 zoning district lot size requirement and 16.9% impervious surface area existed and 22.9% impervious surface area was proposed.

On motion by Mr. Fenley, seconded by Mr. Eby, to deny the applicant a variance from 27-802.b. to allow 22.99% building coverage where 15% is permitted. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

Approval of October 12, 2022 Notes

On motion by Mr. Fenley, seconded by Ms. Hart, the October 12, 2022 notes were accepted with no changes.

Adjournment

The hearing adjourned at 9:21p.m.

Respectfully submitted,

Marianne Morano
Asst. Zoning Officer