

Notes of Meeting
East Rockhill Township Zoning Hearing Board
August 29, 2022

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on August 29, 2022 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: John Fenley, Zoning Hearing Board
 Kathleen Hart, Zoning Hearing Board
 Arlo Eby, 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 7:00p.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

22-11: Rob & Heather Andolina – 25 Firethorn Drive, Perkasie to consider the application concerning a property located at 25 Firethorn Drive, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-027-091. This property is located in the S – Suburban Zoning District. The Applicant is seeking to install an inground swimming pool and patio in the rear yard which will encroach into the rear yard setback. More specifically, the Applicant seeks a variance from Section 27-304.B11.f.(2) to permit a 14.6' rear yard setback where a 25' rear yard setback is required.

Party Status requests received and approved:

- Jason Rapp, 15 Firethorn Drive, Perkasie, PA

Testimony: Rob McCubbin, Anthony & Sylvan Pools was present representing the applicant. Applicant Rob Andolina was also present.

It was noted the dwelling was a performance standard off-center lot with a 42% impervious surface coverage requirement whereby 42.8% is proposed. It was not known if the 42% requirement was for the development or per lot and therefore the applicant will comply with what the Township determines necessary. A 14 feet wide pool is proposed to minimize the impact. Applicant stated his next door neighbor had received a setback variance for an in-ground swimming pool.

On motion by Mr. Fenley, seconded by Ms. Hart, to grant the applicant approval for a variance from 27-304.B11.f.(2) to permit an in-ground swimming pool with a 14.6 feet rear yard setback as requested contingent, compliance with all stormwater regulations, lighting shall be in a downward manner, and compliance with all testimony and evidence presented. 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 June 13, 2022 Notes

On motion by Mr. Fenley, seconded by Ms. Hart, the June 13, 2022 notes were accepted with no changes.

Adjournment

The hearing adjourned at 7:35p.m.

Respectfully submitted,

Marianne Morano
Asst. Zoning Officer