



# EAST ROCKHILL TOWNSHIP

## ZONING HEARING BOARD

### PUBLIC HEARING AGENDA

Wednesday, July 16, 2025  
7:00 PM

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**1. Public Hearing Convenes.**

East Rockhill Township Municipal Office Meeting Room, 1622 N. Ridge Road, Perkasio, PA 18944

**2. 25:03: Mehmanus Holdings LLC, 1419 N. Ridge Road.**

To consider the Application of Mehmanus Holdings, LLC concerning property located within the RR, Rural Residential zoning district, located at 1419 N. Ridge Road, Perkasio, East Rockhill Township, Bucks County, PA, identified as TMP No. 12-9-202. The Applicant is proposing to expand the parking area on the Property by adding 11 new spaces. Applicant seeks a variance from Section 602.b of the East Rockhill Township Zoning Ordinance and a modification to a prior Zoning Hearing Board decision to permit an impervious surface percentage of 28.4% where 20% is permitted by the ordinance and 25% was the maximum permitted by the prior decision. Applicant also seeks a variance from §27-1714 of the Zoning Ordinance to permit parking spaces to be partially located within the ultimate right-of-way.

The application and accompanying documents are on file for public inspection.

**3. 25:04: Zimrick Group LLC, 2309 Ridge Road.**

To consider the application of Zimrick Group, LLC concerning a property located at 2309 Ridge Road, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-009-265. This property is located in the RR, Rural Residential zoning district. The Applicant is requesting the following variances: (1) from §27-1900.d. of the Zoning Ordinance to allow greater than 20% woodland disturbance, (2) from §27-1900.c. to allow greater than 30% disturbance to steep slopes of 15% to 25% and (3) from §27-1900.c. to allow greater than 20% disturbance to steep slopes of 26% or steeper. These variances are requested in conjunction with construction of a single-family dwelling and driveway.

The application and accompanying documents are on file for public inspection.

**4. Approval of Minutes.**

Acceptance of June 16, 2025 Meeting Notes

**5. Adjournment.**