

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
December 9, 2019

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Barndt
Dennis Hurchalla
David Weaver
John Yannaccone
John Wilcox
Dave Worthington

Zoning Hearing Board Solicitor:
Borough Engineer

Colby Grim
Doug Rossino

The Zoning Hearing Board public hearing was convened at 7:30pm

Meeting Minutes:

Upon motion by John Yannaccone, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from November 25, 2019.

New Business

This case is being continued from the November 25, 2019 meeting

File No. 2019 - 10, The Appellant, 601 Spruce Street Investment Partners LLC, is the Owner of Legal Title of Tax Parcel Nos. 33-005-094 & 33-005-107-001 located at 601 W. Spruce Street on the eastern side of W. Spruce Street between S. 7th Street and S. 5th Street in Perkasie Borough, PA. The Appellant has requested a variance from both Zoning Ordinance §186-18.B.(5)(b)[3] to permit more than two (2) floors to be used for dwelling units in Building E and Zoning Ordinance §186-70.J. for a reduction in separation of less than 12 feet between a parking area and public street. Due to the requirements needed for the historic renovation of the existing buildings, a third floor is needed on the proposed building. The Appellant is also requesting a Special Exception to permit "Residential Conversion" (B6) use for Buildings A, C and D. The exception is allowed under §186-20.I.(1)(c) of the Zoning Ordinance. Finally, the Appellant is requesting relief from a condition of Zoning Hearing Board Appeal No. 2017-5 that states the maximum amount of units allowed is 80 units to permit 97 units.

Present were all exhibits, the application and notices concerning the file.

Zoning Hearing Board member Dave Weaver recused himself from the case due to the fact that his employer is doing work for the applicant. So for the evening our fifth member will be John Wilcox, our alternate member.

Party Status was requested by Barbara Post 220 South Fifth Street, Perkasio PA 18944

Michael Kracht from Weber, Kracht and Chellew Attorney for the 601 Spruce Street Investment Partners LLC, Rob Cunningham, Civil Engineer, Jim Cassidy and Ed Moser present. This will be an owner operator project not a flip so they, Jim Cassidy and Ed Moser will operate the building when it is completed.

Applicant is asking for variances for 186-18.B (5) (3) because that Ordinance only allows two (2) floors for dwelling units and the applicant needs (3) three floors.

Applicant is also asking for a variance for 186-70.J Design standards for parking, due to the fact that they cannot meet the requirement of being twelve feet from a public street.

Applicant is requesting a Special Exception to permit B-6 Residential Conversion use on the property. The exception is allowed under Section 186-20.i (3) of the Zoning Ordinance.

David Brandt asked how many units would be in going in, Mr. Kracht said somewhere between 97 to 100, the applicant stated 97 units, he said that they are not asking for any relief with regards to the number of units. They are asking for the removal of the conditions of 80 and they will be zoning compliant.

Frank Leonard of 214 South Fifth Street was concerned with the amount of traffic that will come from having these new apartments built and wanted to know if a traffic study has been done. Mr. Kracht told him that Doug Rossino review letter request one to be done and when is complete the public will be able to review it.

Barbara Post was concerned that by adding more apartments that the project would go from luxury high end apartments to lower rent apartments. Mr. Cassidy said that's not the case that people look for and like these kinds of apartments due to their uniqueness.

Mr. Kracht asked Ed Moser when they were hoping to start building and Ed stated that they are hoping to start in the summer 2020.

Barbara Post was concerned about the height of the new building that will be built behind her property and that it will take away her privacy.

Mr. Kracht closed by requesting a reasonable accommodation of the Zoning Ordinance with respect to the variance and with respect to the special exception for the use with respect to the removal of the 80-unit condition, because we they are compliant with the parking. And they are compliant with all other aspects of the Zoning Ordinance. He then asked the Board for their help and support.

File 2019-7 The applicant, reAlliance, LLC, which is located at North Eighth Street, is requesting zoning relief as follows: Following the recent rezoning of Tax Map Parcels 33-005-0456 and 33-005-438 to R-3, the applicant, reAlliance, LLC, is requesting zoning relief as follows:

- (i) a special exception to allow a twenty-six (26) unit residential conversion apartment building and relief associated with parking on Tax Map Parcel 33-005-458-001 which is zoned I-2, and is also in the TC-Town Center Overlay Zoning District; and
- (ii) dimensional variance relief to allow twenty-eight (28) townhouse homes on Tax Map Parcels 33-005-0456 and 33-005-438 which are zoned R-3. The property is abandoned and contains buildings laying to waste that were partially non-conforming, this relief is necessary for the reasonable use of the property.

Present were all exhibits, the application and notices concerning the file.

No one requested party statue.

Present were Nathan Fox on behalf of the applicant, ReAlliance LLC. Joe Price and Peter Stampfl, both principals of ReAlliance, LLC. were also present.

Nat asked the Board to think of this as two applications. The first application is a special exception to allow a 26-unit residential conversion apartment building and relief associated with parking on Tax Map Parcel 33-005-458-001, which is zoned I-2 and is also in the TC town center overlay district. And, second, dimensional variance relief to allow 28 townhouse homes on Tax Map Parcels 33-005-0456 and 33-005-438, which are both zoned R-3. The residential conversion has very specific requirements that they use the existing building as it is; use its size, shape. They are only allowed to modify the exterior of the building or its layout for safety purposes or ingress and egress alone. They are asking for parking to allow for 35 off-street parking spaces where 48 are allowed. The applicant will be creating 27 on-street parking spaces immediately in front of the townhouses, which the applicant feels will be a huge benefit to the Borough.

Applicant requests variance from Section 186-20.d.(4) to allow a side yard setback of less than (8) feet to accommodate driveway and turnaround on lot 28.

Applicant is requesting a variance from Section 186-20.d.(4) again to allow a rear yard setback of less than 25 feet to accommodate parking areas in the rear driveway .

reAlliance is planning to have two(2) buildings with 14 units in each building for a total of 28 townhomes, garages will be in the back of the homes and give each unit room for 3 cars, (2) two in the driveway and on in the garage . There will be an HOA for the townhomes.

David Lynch of 109 N 9th St was concerned about having the garages in the back and how it will affect the people on 9th St and their access to the back of their property. He was also concerned about the traffic on Arch St.

Monique Jones of 117 N 9th St was concerned about people parking in her alley and the amount of cars that will increase with these homes being built. She also asked about sidewalks.


Due to the length of the meeting no decision was made and will be done at the next meeting

Old Business

None

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 10:30P.M



Dennis Hurchalla, Secretary