

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
October 28, 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 Dave Worthington, seconded by John Wilcox, the Zoning Hearing Board unanimously agreed to approve meeting minutes from May 28, 2019.

New Business

File No. 2019-8, Amy Hoffman and William Riccardi, Appellants. The Applicants are Owners of Legal Title of Tax Parcel No. 33-001-039 which is located at 908 West Park Avenue near the intersection of West Park Avenue and South 9th Street in Perkasie Borough, PA. The Applicants request a variance to install an in-ground swimming pool in the front yard. The variance is from Section 186-27.C of the Zoning Ordinance which prohibits the location of an accessory structure between the front yard setback line and the front façade of a house. The property is located in the R1-B Zoning District, with frontage on West Park Avenue.

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

Scott McNair, Attorney, from Clemons, Richter and Reiss and Applicants Amy Hoffman and William Riccardi were present.

Party status was requested by Brian and Gwenn Oaks of 906 West Park Ave.

Upon motion by John Yannaccone and seconded Dennis Hurchalla, the Zoning Hearing Board granted the applicants request for a variance from Section 186-27.C, subject to the following conditions:

- 1) Applicant shall place a (6) six foot opaque fence around the pool to the house with the understanding that applicant may install a safety fence on the side adjacent to the house.

- 2) Applicant shall place a Class D buffer as set forth in Section 186-54 of the Zoning ordinance between the pool and Park Avenue.
- 3) Applicant shall place a buffer along the property line with 906 West Park Avenue. The buffer shall consist of arborvitae planted as determined by the Borough Engineer.
- 4) Applicant shall construct the pool in accordance with all side yard and front yard setbacks.
- 5) Applicant shall comply with all storm water management as required by the Borough.
- 6) Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the pool and the use of the Property.

File No. 2019 - 9, The Appellant, Kristine A. Schmon, is the Owner of Legal Title of Tax Parcel No. 33-005-278 located at 534 West Market Street near the intersection of West Market Street and North 6th Street in Perkasio Borough, PA. The Appellant has requested a change in use to "Mixed Use" (E9), which is a use permitted by Conditional Use in the C-2 Zoning District, in order to allow for retail on a portion of the 1st floor and residential on the 2nd floor. Borough Council authorized the Solicitor to draft an approval resolution for the Conditional Use request at their regular meeting held on October 7, 2019.

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

Kristine A. Schmon, owner of 534 West Market Street was present.

No one requested party status

Upon motion by Dave Weaver and seconded Dennis Hurchalla, the Zoning Hearing Board granted the applicants request for a variance from Section 186-18 E.9.A subject to the following conditions:

1. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the Property and as shown on Exhibit A-1.

Old Business

None

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 10:00P.M

Dennis Hurchalla, Secretary