Minutes of Meeting

Perkasie Borough Zoning Hearing Board

November 25, 2019

620 W. Chestnut Street

Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members: Dave Barndt (Absent)

Dennis Hurchalla

David Weaver

John Yannaccone

John Wilcox (Absent)

Dave Worthington

Zoning Hearing Board Solicitor: Colby Grim

Borough Engineer Doug Rossino (Absent)

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

**Meeting Minutes:**

Upon motion by Dave Weaver, seconded by Dave Worthington, the Zoning Hearing Board unanimously agreed to approve meeting minutes from October 28, 2019.

**New Business**

**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.

Upon motion by Dennis Hurchalla and seconded by Dave Worthington, the Zoning Hearing Board continued the case to the December 9, 2019 meeting.

**Old Business**

None

**Adjournment**

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 7:45P.M

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Dennis Hurchalla, Secretary