

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
March 28, 2022

620 W. Chestnut Street  
Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

Dave Brandt  
Dennis Hurchalla  
David Weaver  
John Yannacone  
John Wilcox (Absent)  
Tim Rimmer  
ZHB Solicitor: Colby Grim  
Doug Rossino: Borough Engineer

The Zoning Hearing Board public hearing was convened @ 7:35pm

**Meeting Minutes:**

Upon motion by Dennis Hurchalla, seconded by Dave Weaver, the Zoning Hearing Board unanimously agreed to approve meeting minutes from February 28, 2022.

**New Business**

**File 2022-2** The Appellant, Mario R. Santos, is the Owner of Legal Title of Tax Parcel No. 33-001-171 located at 504 Concord Place on the north side of the cul-de-sac off of Rustic Drive in Perkasie Borough, PA. Currently, TMP #33-001-171 appears to contain two (2) structures. The primary structure is a dwelling with the current use of a "Single-Family Detached Dwelling" (B1) and the accessory structure is a shed. The Appellant proposes to construct an attached garage and mudroom to the existing primary structure. Based on information provided, it appears that the existing driveway is wide enough to accommodate the proposed attached garage and mudroom without any modifications. The subject property is located within the Single Family Residential (R-1B) Zoning District and the surrounding properties within 100 feet are located within the Single Family Residential (R-1B) Zoning District. The parcel currently contains a use permitted by right. The current use is a "Single-Family Detached Dwelling" (B1) residential use, which is a use permitted by right in the R-1B Zoning District. Based on the latest deed, the lot size is approximately 11,911 square feet. According to FEMA map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain. In order to accomplish the item noted above, the Appellant is requesting a variance from the Borough's Zoning Ordinance. The variance is to permit a side yard setback of 4.88 feet for the attached garage where 15 feet is required. Request Zoning Relief: The Appellant is seeking a variance from the following section of the Zoning

Ordinance: §186-20.B. (2).

Party Status – William Conner, 508 Concord Place Perkasio, Pa 18944

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

Mr. Santos wants to build a single car garage with a mudroom and a “bonus room” over the garage. There will be no change in the elevation and the grading will not change. The addition will match the rest of the home with siding and stone face. There is no other place on the property to build due to the unique shape of the property.

Public Comment – Mr. Conner of 508 Concord Place had many concerns. He was concerned about the run off from the down spouts and where the water was going to be directed. Mr. Santos told him it would be directed down his driveway to the street. He was also afraid that if the garage is built it would make the neighborhood look like townhomes. Also, that that having the homes so close together that it could be a fire hazard. He also feels that having the addition so close that it will block the morning sun from his side and back yard.

Perkasie Borough Zoning Hearing Board hereby grants Applicant's request for a variance to permit a side yard setback of 4.88 feet for the attached garage where 15 feet is required. Request from the Borough's Zoning Ordinance subject to the following conditions:

1. Side yard setback shall be 4.88 feet instead of 15 feet
2. Applicant shall have the Borough engineer inspect the property for water run off to insure that it does not interfere with the neighboring properties.
3. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the uses and construction of the Property.

On a motion made by Dave Weaver and seconded by Dave Hurchalla, the Zoning Hearing Board granted the applicants' request for a Variance from the following section of the Zoning Ordinance: §186-20.B.(2).

Other Business

None

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 8:55 P.M

  
Dennis Hurchalla, Secretary