

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
October 24, 2022

620 W. Chestnut Street  
Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

Dave Barndt  
John Knouse  
John Yannacone  
John Wilcox  
Laura Auger  
Tim Rimmer

ZHB Solicitor: Colby Grim

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

**Meeting Minutes:**

Upon motion by John Yannacone, seconded by Tim Rimmer, the Zoning Hearing Board unanimously agreed to approve meeting minutes from September 26, 2022.

**Old Business**

None

**New Business**

**File No. ZHB # 2022-13**

Appellant: 4<sup>th</sup> Soil Perkasie LLC  
Property Location: 501 W. Market St  
Tax Parcel Number: 33-005-536

**Background:** The Appellant, 4<sup>th</sup> Soil Perkasie, LLC, is the Owner of Equitable Title of Tax Parcel No. 33-005-536 known as the former First United Methodist Church of Perkasie located at 501 W. Market Street on the northern corner of the intersection of W. Market Street and N. 5<sup>th</sup> Street in Perkasie Borough, PA. The Appellant proposes to convert the existing vacant church into a fine arts academy/community center on the basement and 1<sup>st</sup> Floors and a two (2) and three (3) bedroom residential apartment on the 2<sup>nd</sup> Floor. All renovations are proposed to be interior.

**Request Zoning Relief:** The Appellant is seeking a Special Exception, Use Variance and variances from the following sections of the Zoning Ordinance: §186-18.B.(6)(c)[1]&[2], §186-18.C.(13), §186-20.C.(1), §186-20.C.(1)(c), §186-20.J.(4)(a)&(c), §186-61.C.(2)(f), and §186-61.C.(3)(b),(k)&(n).

The case was opened and by request of the Applicant the case has been continued to the November 28<sup>th</sup> meeting.

Upon motion by John Yannacone, seconded by Laura Auger, the Zoning Hearing Board unanimously agreed to continue the case to the November meeting.

**File No. ZHB # 2022-14**

Appellant: St. Stephen's UCC – Perkasio c/o Beverly Frantz  
Property Location: 110 & 114 N. 6<sup>th</sup> St  
Tax Parcel Number: 33-005-525 & 33-005-526-001

**Background:** The Appellant, St. Stephen's United Church of Christ – Perkasio c/o Beverly Frantz, is the Owner of Legal Title of Tax Parcel Nos. 33-005-525 and 33-005-526-001 known as St. Stephen's United Church of Christ located at 110 & 114 N. 6<sup>th</sup> Street on the northern corner of the intersection of Arch Street and N. 6<sup>th</sup> Street in Perkasio Borough, PA. The property contains an active Church and a vacant Parsonage both owned by the Appellant. The Appellant proposes to subdivide the property and sell the Parsonage while keeping the Church.

The subject property is located within three (3) zoning districts. The Church is located in the General Commercial (C-2) Zoning District, the Parsonage is located in the Two Family Residential (R-2) Zoning District and both the Church and Parsonage are located in the Town Center Overlay (TC) Zoning District. The surrounding properties within 100 feet are located within the General Commercial (C-2), Two Family Residential (R-2) and Town Center Overlay (TC) Zoning Districts. The Church use is a "Religious Place of Worship" (C14) while the Parsonage use is a "Single-Family Detached Dwelling" (B1), which are both uses permitted by right in both the C-2 and R-2 Zoning Districts. Based on county records, the lot size is approximately 0.420 acres. According to FEMA map 42017C0143J, 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 seven (7) variances from the Borough's Zoning Ordinance. The variances are to permit a reduction in the minimum lot width for a single-family detached dwelling on an interior lot in the R-2 Zoning District, a reduction in the minimum side yard setback for a single-family detached dwelling in the R-2 Zoning District, an increase in the maximum lot coverage for a single-family detached dwelling in the R-2 Zoning District, a reduction in the minimum side yard setback for a religious place of worship in both the R-2 and C-2 Zoning Districts, and an increase in the maximum lot coverage for a religious place of worship in both the R-2 and C-2 Zoning Districts.

**Request Zoning Relief:** The Appellant is seeking variances from the following sections of the Zoning Ordinance: §186-20.C.(2), §186-20.C.(5) and §186-20.G.(6).

**Party Status –**

Vincent & Danielle Zesdorn from 116 N 6<sup>th</sup> Street Perkasio requested party status.

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

Beverly Frantz President of the Consistory for St Stephen's United Church of Christ, Attorney William Dudeck from Eastburn and Gray and Landscape Architect Scott Mill from VanCleaf were present for St. Stephen's.

The Church owns the property at 114 N 6<sup>th</sup> St which is a single-family home, in years past it was used as the Parsonage for the Pastor and family. Now a days Pastors want their own home, so the parsonage is now no longer used by the Church. A few years ago, it was used by Keystone Opportunity as a rental for people that needed help with housing, Keystone no longer uses it and the house sits empty. The Church now wants to sell the property. In order to do this they must subdivide the property. They are seeking a Dimensional Variances since the church and house sit so close to each other. If they do not receive the variances, they are considering three options. One, tear the house down and turn the property into a parking lot. Two, turn it into a community center and Three, sell the house and the property that it sits on. The money that the church would receive from the sale would go towards making improvements to the church's basement.

Perkasie Borough Zoning Hearing Board hereby grants Applicant's request for the following variances §186-20.C. (2), §186-20.C.(5) and § 186-20.G.(6) from the Borough's Zoning Ordinance 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 construction and use of the property.
2. Applicant will improve the property in a manner consistent with the testimony and plans submitted with the application.

On a motion made by John Yannacone and seconded by Tim Rimmer, the Zoning Hearing Board granted the applicants' requests for variances §186-78.B.(1)(d) and § 186-79.A. from the Borough's Zoning Ordinance.

**Other Business**

None

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 9:00PM.



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Tim Rimmer, Secretary

