**Perkasie Borough**

**Zoning Hearing Board Agenda**

**July 25, 2022**

1. Meeting Convenes at 7:30 PM, Perkasie Borough Office
2. Approval of Meeting minutes from the May 23, 2022 and June 27, 2002
3. Old Business
4. New Business

**File No. ZHB # 2022-08**

Appellant: Thomas Price

Property Location: 510 S 4th St

Tax Parcel Numbers: 33-004-088

**Background** File No. 2022-08: The Appellant, Thomas E. Price, is the Owner of Legal Title of Tax Parcel No. 33-004-088 located at 510 S. 4th Street in Perkasie Borough, PA. The Appellant proposes to construct a 26’x28’ (728 SF) detached garage in the rear yard and relocate an existing 10’x12’ (120 SF) shed.

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 the detached garage to exceed the maximum accessory building height of 15 feet.

**Request Zoning Relief**: The Appellant is seeking a variance from the following sections of the Zoning Ordinance: §186-20.A.(2) and §186-41.

**File No. ZHB # 2002-10**

Appellant: Marcio A. and Lissarai Escapa

Property Location: 404 E. Spruce St

Tax Parcel Number: 33-009-030

**Background** The Appellant, Marcio A. and Lissarai Escapa, is the Owner of Legal Title of Tax Parcel No. 33-009-030 located at 404 E. Spruce Street in Perkasie Borough, PA. The Appellant proposes to relocate a previously approved “No-Impact Home-Based Business” from the existing garage attached to the single-family detached dwelling to a proposed detached accessory building to be located in the rear of the property. The Appellant is requesting a Special Exception and six (6) variances from the Borough’s Zoning Ordinance. The Special Exception is to permit the “Home Occupation” (H4) use, while the variances are to permit a machine shop as an accessory home occupation, to permit the accessory home occupation to be carried on partially outdoors, to increase the maximum amount of floor area devoted to an accessory home occupation to be more than 25% of the ground floor area of the principal residential structure, and to permit the detached garage to exceed the maximum accessory building height of 15 feet.

Request Zoning Relief: The Appellant is seeking a Special Exception and variances from the following sections of the Zoning Ordinance: §186-18.H.(4)(a), §186-18.H.(4)(b), §186- 18.H.(4)(e), §186-18.H.(4)(f), §186-20.A.(1)(c), §186-20.A.(2), and §186-41.

1. Other Business
2. Adjournment