

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
July 26, 2021

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Dennis Hurchalla
David Worthington
David Weaver
John Yannacone
John Wilcox (absent)
ZHB Solicitor: Colby Grimm

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

Meeting Minutes:

Upon motion by Dave Worthington, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from April 26, 2021.

New Business

File 2021-5 The Appellant, Matthew Savona, is the Owner of Legal Title of Tax Parcel No. 33-002-049 located at 1319 W. Park Avenue near the eastern corner of the intersection of W. Park Avenue and Ridge Road (SR0563) in Perkasie Borough, PA. Currently, TMP #33-002-049 contains two (2) structures. The primary structure is a dwelling with the intended use of a "Single-Family Detached Dwelling" (B1), which is a use permitted by right in the R-1B Zoning District. The accessory structure is currently a two-story detached garage with 2nd floor apartment with driveway access to W. Park Avenue. The Appellant is requesting a Special Exception from the Borough's Zoning Ordinance. The Special Exception is to permit "Residential Conversion" (B6) use. Request Zoning Relief: The Appellant is seeking a Special Exception from the following section of the Zoning Ordinance: §186-20.B.(1)(c).

Party Status – None

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

On a motion made by John Yannacone and seconded by Dennis Hurchalla, the Zoning Hearing Board granted the applicants' request for the variance from the following sections of the Zoning Ordinance §186-20.B.1(c)

Subject to the following conditions:

1. Applicant shall obtain an additional EDU from Perkasie Regional Authority for the additional dwelling unit.
2. Applicant shall have all necessary inspections by the Borough for the construction of the residential conversion.
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.

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 8:30 P.M



Dennis Hurchalla, Secretary