**Perkasie Borough**

**Zoning Hearing Board Agenda**

**February 28, 2022**

1. Meeting Convenes at 7:30 PM, Perkasie Borough Office, 620 W. Chestnut Street Perkasie Pa 18944
2. Approval of Meeting minutes from the February 15, 2022
3. Old Business
4. New Business

File 2022-2 Background: 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).

File 2002-3 Background: The Appellants, Robert J. and Rebecca A. Morano, are the Owners of Legal Title of Tax Parcel No. 33-010-124 located at 36 S. Main Street on the west side of S. Main Street (SR4087) between E. Market Street and Strassburger Road in Perkasie Borough, PA. Currently, TMP #33-010-124 appears to contain 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-2 Zoning District. The accessory structure is currently a detached garage with second floor storage area and driveway access to S. Main Street. The Appellant proposes to convert the second floor of the detached garage into a one bedroom apartment. Based on information gathered, it appears that the property provides for sufficient parking for both uses. The Zoning Ordinance requires four (4) off-street parking stalls for two (2) residential structures. The subject property is located within the Two Family Residential (R-2) Zoning District and the surrounding properties within 100 feet are located within the Two Family Residential (R2) Zoning District. The parcel currently contains a use permitted by right. The intended uses are a “Single-Family Detached Dwelling” (B1) residential use, which is a use permitted by right in the R-2 Zoning District, and “Residential Conversion” (B6) residential use, which is a use permitted as a Special Exception in the R-2 Zoning District. Based on the latest deed, the lot size is approximately 20,309 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 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.C.(1)(c).

1. Other Business
2. Adjournment