

**Perkasie Borough  
Zoning Hearing Board Agenda  
August 22, 2022**

1. Meeting Convenes at 7:30 PM, Perkasie Borough Office
2. Approval of Meeting minutes from the July 25, 2022
3. Old Business

**File No. ZHB # 2022-10**

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.

4. New Business

**File No. ZHB # 2022-09**

Appellant: Laura Miner  
Property Location: 19 N 5th St  
Tax Parcel Number: 33-005-598

**Background:** The Appellant, Laura Miner, is the Owner of Legal Title of Tax Parcel No. 33-005-598 located at 19 N. 5th Street on the southwest corner of the intersection of N. 5th Street and Arch Street in Perkasie Borough, PA. The Appellant proposes to convert their half of the twin dwelling into a multifamily dwelling with three (3) apartments through Residential Conversion. The Appellant is requesting a Special Exception and two (2) variances from the Borough’s Zoning Ordinance. The Special Exception is to permit the “Residential Conversion” (B6) use, while the variances are to reduce the required number of off-street parking spaces and to reduce the minimum lot area per dwelling unit.

Request Zoning Relief: The Appellant is seeking a Special Exception and variances from the following sections of the Zoning Ordinance: §186-18.B.(6)(c)[1], §186-20.C.(1)(c) and §186-20.J.(3)(b)[2].

5. Other Business
6. Adjournment

