

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
April 27, 2022

620 W. Chestnut Street  
Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

Dave Barndt  
Dennis Hurchalla  
John Yannacone  
John Wilcox  
Tim Rimmer (absent)  
ZHB Solicitor: Colby Grim

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

**Meeting Minutes:**

Upon motion by John Yannacone, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from March 28, 2022.

**New Business**

File No. 2022-5

Applicant-Corey and Lauren Davis-431 Juliana Way, (Lot #13 in the Hidden Meadow Subdivision)  
Bucks County Tax Parcel No. 33-014-043-013

Party Status –There was no one from the public requesting party status.

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

The Appellant proposes to install an in-ground concrete swimming pool in the side and rear yards. The parcel contains a “Single-Family Detached Dwelling” (B1) residential use, which is a use permitted by right in the R-1A Zoning District. The Appellant is requesting a variance from the Borough’s Zoning Ordinance. The variance is to permit a swimming pool to be located less than 15 feet from the principal building and encroach into the required side yard. Request Zoning Relief: The Appellant is seeking a variance from the following section of the Zoning Ordinance: §186-27.A.

Upon motion by John Wilcox, seconded by John Yannacone, the Zoning Hearing Board unanimously granted the variance from Zoning Section 186-27A with the following conditions:

1. The pool can be no closer than 12 feet from any portion of the principle residence.
2. The applicant shall improve the property in a manner consistent with Exhibit A1.
3. Applicant shall maintain a privacy fence around the property.
4. Comply with all county, state, and Borough regulations and ordinances with respect to the construction and use of the property.

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

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Dennis Hurchalla, Secretary