

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
July 25, 2022

620 W. Chestnut Street  
Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

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

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

**Meeting Minutes:**

Upon motion by John Wilcox, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from May 23, 2022.

**New Business**

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

Appellant: Thomas Price  
Property Location: 510 S 4<sup>th</sup> 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.

After a brief discussion the Applicate changed the square footage of his garage to 780 feet to try and not have to use erosion and soil conservation permits.

On a motion made by John Yannaccone and seconded by Tim Rimmer the Zoning Hearing Board agreed to continue the case to the August meeting.

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

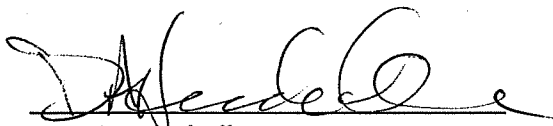
Appellant: Marcio A. and Lissarai Escapa  
Property Location: 404 E. Spruce St  
Tax Parcel Number: 33-009-030

**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 Perkasio 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.

The Appellant asked if the case could be continued to the August meeting. On a motion by John Yannaccone and seconded by Dennis Hurchalla, the Zoning Hearing Board agreed to continue the case to the August meeting.

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 8:06PM.



Dennis Hurchalla, Secretary