

**Perkasie Borough
Zoning Hearing Board Agenda
January 23, 2023**

1. Meeting Convenes at 7:30 PM, Perkasie Borough Office
2. Approval of Meeting minutes from the December 27, 2022
3. Re-Organization
 - A. Chairperson
 - B. Vice Chairperson
 - C. Secretary

4. Old Business

File No. ZHB # 2022-13

Appellant: 4th Soil Perkasie LLC
Property Location: 501 W. Market St
Tax Parcel Number: 33-005-536

Background: The Appellant, 4th Soil Perkasie, LLC, is the Owner of Equitable Title of Tax Parcel No. 33-005-536 known as the former First United Methodist Church of Perkasie located at 501 W. Market Street on the northern corner of the intersection of W. Market Street and N. 5th Street in Perkasie Borough, PA. The Appellant proposes to convert the existing vacant church into a fine arts academy/community center on the basement and 1st Floors and a two (2) and three (3) bedroom residential apartment on the 2nd Floor. All renovations are proposed to be interior.

Request Zoning Relief: The Appellant is seeking a Special Exception, Use Variance and variances from the following sections of the Zoning Ordinance: §186-18.B.(6)(c)[1]&[2], §186-18.C.(13), §186-20.C.(1), §186-20.C.(1)(c), §186-20.J.(4)(a)&(c), §186-61.C.(2)(f), and §186-61.C.(3)(b),(k)&(n).

5. New Business

File No. ZHB # 2023-1

Appellant: Benjamin S. Stutzman
Property Location: 402 W. Callowhill St
Tax Parcel Number: 33-006-109

Background: The Appellant, Benjamin S. Stutzman, is the Owner of Legal Title of Tax Parcel No. 33-006-109 located at 402 W. Callowhill Street near the intersection of N. 5th St and W. Callowhill St in Perkasie Borough, PA. The Appellant proposes to convert an existing single-family dwelling into a duplex by converting the basement into an apartment through Residential Conversion, which is permitted as a Special Exception in the R-2 Zoning District. The Appellant is also requesting a variance to reduce the required off-street parking space width.

Request Zoning Relief: The Appellant is seeking a Special Exception and variance from the following sections of the Zoning Ordinance: §186-20.C.(1)(c) and §186-70.A.

6. Other Business

None

7. Adjournment