

**Perkasie Borough
Zoning Hearing Board Agenda
August 25, 2025**

- (1) Meeting Convenes at 7:30 PM, Perkasie Borough Office
- (2) Approval of Meeting minutes of July 28, 2025 meeting
- (3) New Business
 1. **Appeal No. 2025-07** – Adrienne Mott c/o Adrienne’s Academy of Dance, LLC seeks a use variance and a special exception for the property at 214 S. 4th Street, Unit 1A (TMP #33-005-134), zoned I-2, to allow the operation of a dance studio (commercial school) and to allow 19 parking spaces where 21 are required. Relief is requested from §186-20.I and §186-62.F.
 2. **Appeal No. 2025-05** – Nicole Stemler, a leaseholder with permission of property owner Janice Kenworthy, seeks an interpretation of law and variances for the property at 5 Fairview Avenue (TMP #33-010-104), zoned R-1B, to allow the keeping of a “mini” pig, to permit animal housing less than 100 feet from any lot line, and to allow one livestock unit on less than 1.5 acres of lot area. Relief is requested from §186-18.H(7)(b), §186-18.H(7)(b)[1], and §186-18.H(7)(b)[2].
 3. **Appeal No. 2025-06** – Thomas and Rachel Onuska seek variances for the property at 333 S. 5th Street (TMP #33-004-127), zoned R-1B, to permit the placement of a 203 sq. ft. tree house within both the 80-foot future right-of-way of a collector street and the required 40-foot front yard setback, and to allow an accessory structure between the front yard setback line and the front façade of the principal structure. Relief is requested from §186-20.B(2), §186-27.C and §186-45.D.
- (4) Other Business
- (5) None
- (6) Adjournment

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
July 28, 2025

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer
John Yannaccone
Sue Bower (absent)
John Wilcox (absent)
Laura Auger
John Knouse
John C. Kuhls, Esq. (Solicitor)

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

Meeting Minutes:

Upon motion by Laura Auger, seconded by John Yannaccone, the Zoning Hearing Board unanimously approved the meeting minutes from May 27, 2025.

New Business: Case File 2025-03 / 505 Constitution Avenue / Perkasie Place LLC

The Zoning Hearing Board opened the hearing for Case 2025-03. Mr. Kuhl presented the exhibits for the case, including a letter from the applicant requesting a continuance. The Board agreed to continue the hearing until the September 22, 2025 meeting. Timothy Rimmer made the motion, which was seconded by Laura Auger, and the Board voted unanimously in favor.

New Business: Case File 2025-04 / 110 North 6th Street / St. Stephen's United Church of Christ

The Zoning Hearing Board opened the hearing for Case 2025-04. St. Stephen's United Church of Christ seeks variances for the property at 110 North 6th Street (TMP #33-005-525), zoned C-2 with TC Overlay, to replace the existing freestanding sign with a new LED changeable copy sign. The requested relief includes increasing the message frequency, allowing the LED portion to exceed 50% of the total sign face, permitting scrolling of the changeable copy, and exceeding the maximum sign area.

Mr. Curtis Mann, representing the church as a member of the Facility Operations Committee, appeared on behalf of the applicant. However, a representative from MC Sign Company was not present.

Party Status:

Mr. William Oteinger, of 120 South 6th Street, requested party status. He explained that although he resides 114 feet from the subject property—outside the 100-foot notice requirement—he lives on the same block and has a clear view of the sign from his property. The Board granted Mr. Oteinger party status.

In light of the absence of the sign company representative, Mr. Mann requested a continuance of the case. Timothy Rimmer made a motion to continue the hearing to the September 22, 2025 meeting, which was seconded by Laura Auger. The Board voted unanimously in favor.

Adjournment: With no further business, the meeting was adjourned at 7:49 p.m.

Timothy Rimmer, Secretary

ZONING OFFICER SUMMARY

Appeal No.: 2025-05

Hearing Date: August 25, 2025

Appellant: Nicole Stemler

Property Address: 5 Fairview Ave, Perkasio, PA

Tax Parcel #: 33-010-104 **Zoning District:** R-1B

Background:

The Appellant, Nicole Stemler, is a leaseholder with the permission of the owner of legal title, Janice Kenworthy, of Tax Parcel No. 33-010-104 located at 5 Fairview Avenue in Perkasio Borough, PA. The subject parcel is classified as a "Single-Family Detached Dwelling" (B1) use, which is permitted by right in the R-1B Single Family Residential Zoning District.


The Appellant is requesting an interpretation of the law to allow the keeping of a "mini" pig on the property. In addition, the Appellant is seeking variances from the lot setback requirements for the proposed animal housing location and from the minimum lot size required for one livestock unit.

The property is located in the R-1B Zoning District, and the surrounding properties within 100 feet are located within either the R-1B or R-2 Zoning Districts. The parcel size is approximately 0.268 acres. According to FEMA Map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain.

Requested Zoning Relief:

1. **Interpretation of Law** – Section §186-18.H(7)(b), to interpret that a "mini" pig should not be classified as a large animal but rather as a small domestic pet.
2. **Variance** – Section §186-18.H(7)(b)[1], to allow large animals (such as cattle, horses, llamas, sheep, goats, and pigs) and fowl (such as chickens and turkeys) to be stabled or housed in buildings located less than 100 feet from any lot line.
3. **Variance** – Section §186-18.H(7)(b)[2], to allow one livestock unit on less than 1.5 acres of lot area.

This property ☐ **has** ☒ **has not** been the subject of a prior zoning application or appeal. If it has, a copy of the decision is enclosed.



Zoning Officer

Date: August 6, 2025

ZHB Details Case #2025-05

Entered By: CGRILLO

Date Entered into System: 07/28/2025

Currently Active ZHB Case: ACTIVE

ZHB Case Ref. Number: 2025-05

Application Date : 07/15/2025

Parcel Number: 33010104

MunCode/Blk/Unit: 33010104

Property Location: 5 FAIRVIEW AVE

Application Fee : \$1,000.00

Appeal Request: 2274|Interpretation

Zoning: R-1B

Applicant: NICOLE STEMLER

Address: 5 FAIRVIEW AVE

City: PERKASIE PA 18944

Zip: 18944

Address 2:

State: PA

Property Posting Date : 08/13/2025

1st. Hearing Date : 08/25/2025

3rd. Hearing Date :

Advertisement (1st 30 Days): 08/08/2025 through

Conformance: Non-Conforming

2nd. Hearing Date:

Neighbor Notify Date: 08/07/2025

Advertisement (2nd 7 days): 08/15/2025 through

Relief Requested Additional
Comments:

INTERPRETATION OF LAW ~~186-18a~~(1)A,B VARIANCE REQUEST: § 186-18H(7)(b)[1], § 186-18H(7)(b)[2]

186-18H(7)

Decision/Approval: Pending Review

Decision/Approval Date:

Tentative Written Dec.date:

Actual Written Decision Date:

Date Decision Sent to Applicant:

Date Appealed to County/State:

Decision Notes:

Attorney Contact:

Phone Number:

Address:

State:

Attorney Firm:

City:

Zip:

Note Title:

Note:



BOROUGH OF PERKASIE

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

Phone (215) 257-5065
Fax (215) 257-6875

APPEAL TO ZONING HEARING BOARD

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

1. Date: 6/28/25
2. A. Property Address: 5 Fairview Ave, Perkasie
B. Property Location (With reference to nearby intersections or prominent features):

C. Tax Parcel Number (TMP): _____
D. Zoning District: _____
E. Present Use: residential

3. Classification of Appeal (Check one or more if applicable):

- ☐ Request for Variance (Zoning Ordinance 186-101)
☒ Request for Special Exception (Zoning Ordinance 186-102)
☒ Interpretation of Law
☐ Validity Challenge
☐ Appeal from Determination of Zoning Officer or Borough Engineer

RECEIVED
JUL 15 2025
BOROUGH OF PERKASIE

4. Applicant:

- (a) Name: Nick Stember
(b) Mailing address: 5 Fairview Ave, Perkasie PA 18944
(c) Telephone number: [REDACTED] Fax No. n/a
(d) E-mail address: [REDACTED]
(e) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
tenant with permission

COMPLETED BY THE BOROUGH: APPLICATION # _____	DATE FILED _____	FEE PAID \$ _____
DATE ADVERTISED _____	DATE POSTED _____	

5. Applicant's attorney, if any:

(a) Name: _____

(b) Mailing Address: _____

(c) Telephone number: _____ Fax No. _____

(d) E-mail address: _____

6. Proposed use/improvements: _____

7. For Request of Variance:

A. Nature of Variance Sought: To be relieved of lot requirements as it pertains to our mini potbellied pig being compared in size to one livestock unit.

B. The Variance is from Section 186-18A (b) of the Zoning Ordinance. 186-18H(7)(c)

C. If more than one Variance is requested, list ALL pertinent ordinance sections and the nature of each Variance sought. This may be submitted on an additional piece of paper. 186-18H(7)(c) 2)

D. The nature of the unique circumstances and unnecessary hardship justifying the variance:

Pepper is not used for agricultural purposes, and is considered a household pet. She is a registered Emotional Support Animal and has been a part of our family for eight years. Prior to adopting her, I called the borough and asked if having a mini-pig was allowed and was told 'as long as your neighbors don't complain' or we would not have assumed responsibility of her.

8. For Request For Special Exception:

A. Nature of Exception Sought: _____

B. The exception is allowed under Section _____ of the Zoning Ordinance.

C. If more than one Special Exception is requested, List ALL pertinent ordinance sections and the nature of each exception sought. This may be submitted on an additional piece of paper.

9. Interpretation of Law

A. Section (s) to be Interpreted: _____

B. Reasoning for Interpretation: _____

5. Applicant's attorney, if any: n/a

(a) Name: _____

(b) Mailing Address: _____

(c) Telephone number: _____ Fax No. _____

(d) E-mail address: _____

6. Proposed use/improvements: n/a

7. For Request of Variance:

A. Nature of Variance Sought: _____

B. The Variance is from Section _____ of the Zoning Ordinance.

C. If more than one Variance is requested, list ALL pertinent ordinance sections and the nature of each Variance sought. This may be submitted on an additional piece of paper.

D. The nature of the unique circumstances and unnecessary hardship justifying the variance: _____

8. For Request For Special Exception:

A. Nature of Exception Sought: _____

B. The exception is allowed under Section _____ of the Zoning Ordinance.

C. If more than one Special Exception is requested, List ALL pertinent ordinance sections and the nature of each exception sought. This may be submitted on an additional piece of paper.

9. Interpretation of Law

A. Section (s) to be Interpreted: ~~186-18A(1) a, b~~ 186-18H(1)(B) 186-18H(1)(B)(2)

B. Reasoning for Interpretation: we believe our mini pig should be classified as a household pet, not large animal/livestock as she is comparable in size to a dog, and not used for agricultural means, nor for breeding purposes.

10. For Challenge to Zoning Ordinance and/or Map

A. The Ordinance and/or Map Challenge is as Follows: _____

B. The Challenge is Ready for Decision because: _____

C. The Ordinance/Map Challenged is Invalid Because: _____

11. For Appeal From Action Of Zoning Officer/Engineer

A. Action Being Appealed: _____

B. Date of Action Taken: _____

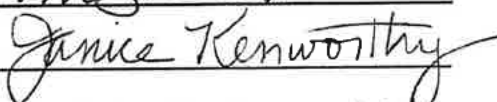
C. The Foregoing Action was Believed to be in Error Because: _____

12. List names and addresses of all property owners whose properties are within a 100 foot radius of the property which is the subject of this application. (Supplemental sheets of the same size may be attached)

Dave + Holly Tatorian - 3 Fairview Ave
Robert Jelski - 11 Fairview Ave
12 S. Chestnut St. (name unknown)
310 E. Market St. (name unknown)

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Signature of Applicant: 

Signature of Property Owner: 

Property owner must sign to indicate that applicant has permission to proceed with this application for the subject site.

Failure to submit the following items constitutes an incomplete application that will be rejected.

- Copy of the present deed.
- Twelve (12) copies of this application including all drawings and documentation.
- Filing fee as illustrated below.

*See Additional Notes for Pertinent Information Regarding This Application.

***Notes:**

- (1) For 3(A), (B) or (C), one copy of one or more plans (if size 8 1/2" x 11") or ten copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan or plans should be prepared by a professional engineer or surveyor, but the Board will accept any plans which are complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan or plans must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.**
- (2) Filing fee, which must accompany this Appeal, and which is not returnable once the Appeal is accepted.**

Variance/Special Exception/Interpretations of Law

Residential	* \$1000.00	Non-residential	\$1250.00
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Note: This application must be filed with the Borough Office by 12 Noon of the last working day of the month to be on the agenda for the following month.

- (3) Applicants are advised to read Article 1X of the Perkasié Borough Zoning Ordinance, available online at www.perkasieborough.org or at the Borough office. A copy of this section may be requested.**

Application revised 3/28/25

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Copy

Instrument Number - 2004139478

Recorded On 11/8/2004 At 1:33:10 PM

* Total Pages - 4

* Instrument Type - DEED

Invoice Number - 20117

User - KLJ

* Grantor - KENWORTHY, NORMAN

* Grantee - KENWORTHY, NORMAN

* Customer - NORMAN KENWORTHY

* FEES

RECORDING FEES \$47.50

TOTAL \$47.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
NORMAN KENWORTHY

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Edward R. Gudknecht
Edward R. Gudknecht
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 4181 Page: 381

006B9B



This Indenture Made the *Fifth* day of *November*

in the year of our Lord Two Thousand and *Four* ~~Five~~ A.D. (2004),

Between NORMAN KENWORTHY and BETTY L. KENWORTHY, his wife, of the one part, Grantors, and

NORMAN KENWORTHY and BETTY L. KENWORTHY, his wife, (90%), JOYCE KENWORTHY STEMLER, (5%) and JANICE L. KENWORTHY (5%) as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of the other part, Grantees.

Witnesseth, That the said Grantors for and in consideration of the sum of One Dollar (\$1.00)-----

lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, released and confirmed and by these presents doth grant, bargain, sell, alien, release and confirm unto the said Grantees, their heirs and assigns.

ALL THAT MESSUAGE and tract of land, together with the dwelling now thereon erected, situate along the east side of Fairview Avenue between Market Street and Walnut Street and known as 5 Fairview Avenue, Perkasio Borough, Bucks County, Pennsylvania, designated as parcels #1 and #4, on a plan dated December 5, 1956, with revision of October 26, 1957, as prepared by Stanley F. Moyer, Surveyor, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Fairview Avenue, thirty-three feet (33 ft.) wide said point being one hundred fifty-five feet (155 ft.) southwest of the center line of Market Street forty-five feet (45 ft.) wide; then along lot #2 on a said plan South fifty degrees twenty-nine minutes East (S. 50° 29 min. E.) the distance of one hundred seventy three and one hundredths feet (173.01 ft.) to a corner in line of lands now or late William E. Stader; thence along the same South forty-two degrees fifty one minutes West (S. 42° 51 min. W.) the distance of eighty-five and fourteen hundredths feet (85.14 ft.) to a corner; thence along lands now or late Ralph Stover North fifty degrees twenty-nine minutes West (N. 50° 29 min. W.) the distance of one hundred sixty-eight and seven hundredths feet (168.07 ft.) to the center line of Fairview Avenue; thence along the center line of the same North thirty-nine degrees thirty-one minutes East (N. 39° 31 min. E.) The distance of eight-five feet (85.0 ft.) to the place of BEGINNING.

BEING THE SAME PREMISES which Norman Kenworthy and Betty L. Kenworthy, his wife, granted and conveyed unto Norman Kenworthy and Betty L. Kenworthy, his wife, by deed dated November 4, 1957, and recorded November 6, 1957, in Deed Book 1401 page 226, in the office of the Recorder of Deeds of Bucks County, Pennsylvania.

THIS TRANSFER IS EXEMPT FROM PA REALTY TRANSFER TAX AS A TRANSFER FROM HUSBAND AND WIFE TO THEMSELVES AND THEIR CHILDREN.

BEING Tax Parcel No. 33-010-104

Together with all and singular buildings, improvements, ways, streets, driveways, alleys, passages, waters, water-courses, liberties, privileges, rights, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issued and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the said Grantors in law, equity, or otherwise howsoever, of, in, and to the same and every thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, and their heirs and assigns, to and for the only proper use and behoof of the said Grantees and their heirs and assigns forever.

UNDER AND SUBJECT, as aforesaid.

And the said Grantors, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said Grantees and their heirs and assigns, that they the said Grantors, and their heirs and assigns, all and singular the hereditaments and premises herein described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees and their heirs and assigns, against them, the said Grantors and their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will SUBJECT, as aforesaid, WARRANT and forever DEFEND.

In witness whereof, the said Grantors have hereunto set their hands and seals, dated the day and year first above written.


Norman Kenworthy (SEAL)
NORMAN KENWORTHY

Betty L. Kenworthy (SEAL)
BETTY L. KENWORTHY

Commonwealth of Pennsylvania
County of BUCKS

On this, the 5th day of November, 2004, before me, the undersigned
Officer, personally appeared NORMAN KENWORTHY and BETTY L. KENWORTHY,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the
within instrument, and acknowledged that they executed the same for the purpose therein
contained.

In witness whereof, I hereunto set my hand and official seal.


Notary Public



I certify that the address of the
above-named Grantees is:

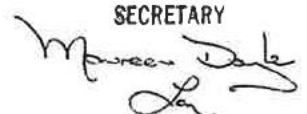
5 Fairview Avenue
Perkasie, PA 18944

Recorded in the County of Bucks, PA
At deed book _____, page _____.

Recorder of Deeds

DATE 11/8/04
REGISTERED IN PERKASIE BOROUGH
REAL ESTATE REGISTRY

SECRETARY



ZONING OFFICER SUMMARY

Appeal No.: 2025-06

Hearing Date: August 25, 2025

Appellant (Property Owner): Thomas and Rachel Onuska

Property Address: 333 S. 5th Street, Perkasio, PA

Tax Parcel #: 33-004-127

Zoning District: R-1B Residential

Background:

The Appellants, Thomas and Rachel Onuska, are the owners of legal title of Tax Parcel No. 33-004-127 located at 333 S. 5th Street in Perkasio Borough, PA. The subject parcel is classified as a "Single-Family Detached Dwelling" (B1) use, which is permitted by right in the R-1B Single Family Residential Zoning District. The parcel size is approximately 0.392 acres. According to FEMA Map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain.

The Appellants propose the construction of a 203 sq ft tree house (accessory structure) with a roof at a mean height of 14.54 feet. The structure is located in the front yard along S. 5th Street (collector street). The subject property is a corner lot situated at the intersection of S. 5th Street and W. Park Avenue and is therefore subject to two (2) front yards and two (2) side yards. Per zoning requirements in the R-1B District, the minimum front yard setback is 40 feet, and the minimum side yard setback is 5 feet for an accessory structure.

Requested Zoning Relief:

- 1. Variance** – Section §186-20.B(2), to permit an accessory structure (tree house) within the required 40-foot front yard setback.
- 2. Variance** – Section §186-27.C, to permit an accessory structure (tree house) between the front yard setback line and the front façade of the principal structure.
- 3. Variance** – Section §186-45.D, to permit an accessory structure (tree house) within the 80-foot future right-of-way of a collector street.

This property ☐ has ☒ has not been the subject of a prior zoning application or appeal. If it has, a copy of the decision is enclosed.



Zoning Officer

Date: August 6, 2025

ZHB Details Case #2025-06

Entered By: CGRILLO
Currently Active ZHB Case: ACTIVE

Date Entered into System: 07/31/2025

ZHB Case Ref. Number: 2025-06
Application Date : 07/23/2025
Parcel Number: 33-004-127
MunCode/Blk/Unit:
Property Location:

Application Fee : \$1,000.00
Appeal Request: 1262|Variance
Zoning:

Applicant: Thomas & Rachel Onuska
Address: 333 S 5th St.
City: Perkasio
Zip: 18944

Address 2:
State: Pa

Property Posting Date : 08/15/2025
1st. Hearing Date : 08/25/2025
3rd. Hearing Date :
Advertisement (1st 30 Days): 08/08/2025 through
Conformance: Non-Conforming

2nd. Hearing Date:
Neighbor Notify Date: 08/07/2025
Advertisement (2nd 7 days): 08/15/2025 through

Relief Requested Additional Relief Section from 186-27C to allow an accessory structure in a front and 186-20B(2) relief from 40-foot front yard
Comments: setback requirements.

Decision/Approval: Pending Review

Decision/Approval Date:
Actual Written Decision Date:
Date Appealed to County/State:

Tentative Written Dec.date:
Date Decision Sent to Applicant:
Decision Notes:

Attorney Contact:
Phone Number:
Address:
State:

Attorney Firm:
City:
Zip:

Note Title:
Note:



BOROUGH OF PERKASIE

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

Phone (215) 257-5065
Fax (215) 257-6875

APPEAL TO ZONING HEARING BOARD

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

1. Date: July 22, 2025
2. A. Property Address: 333 S 5th St, Perkasie, PA 18944
B. Property Location (With reference to nearby intersections or prominent features):
On Corner of 5th St and Park Ave
C. Tax Parcel Number (TMP): 33-004-127
D. Zoning District: R1-B
E. Present Use: Residential

3. Classification of Appeal (Check one or more if applicable):

- ☒ Request for Variance (Zoning Ordinance 186-101)
☐ Request for Special Exception (Zoning Ordinance 186-102)
☐ Interpretation of Law
☐ Validity Challenge
☐ Appeal from Determination of Zoning Officer or Borough Engineer



4. Applicant:

- (a) Name: Thomas & Rachel Onuska
(b) Mailing address: 333 S 5th St, Perkasie, PA 18944
(c) Telephone number: [REDACTED] Fax No. [REDACTED]
(d) E-mail address: [REDACTED]
(e) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title: Owner of Legal title

COMPLETED BY THE BOROUGH:	APPLICATION # _____	DATE FILED _____	FEE PAID \$ _____
DATE ADVERTISED _____	DATE POSTED _____		

5. Applicant's attorney, if any:

(a) Name: None

(b) Mailing Address: _____

(c) Telephone number: _____ Fax No. _____

(d) E-mail address: _____

6. Proposed use/improvements: Construction of a treehouse

7. For Request of Variance:

A. Nature of Variance Sought: Variance of the 40ft front yard setback for a treehouse _____

B. The Variance is from Section 186-27C of the Zoning Ordinance.

C. If more than one Variance is requested, list ALL pertinent ordinance sections and the nature of each Variance sought. This may be submitted on an additional piece of paper.

D. The nature of the unique circumstances and unnecessary hardship justifying the variance:

_____The previous treehouse location, which was planned for the side yard was no longer feasible due to diseased tree that had to be taken down. The only remaining spot to have a treehouse was between 2 existing trees which is close to the front property line. The other option of building an elevated playhouse in the side yard, with no trees around it, would greatly obstruct the neighbors view, and prevent us from maintaining the existing use of the side yard - vegetable garden and football/baseball.

8. For Request For Special Exception:

A. Nature of Exception Sought: _____

B. The exception is allowed under Section _____ of the Zoning Ordinance.

C. If more than one Special Exception is requested, List ALL pertinent ordinance sections and the nature of each exception sought. This may be submitted on an additional piece of paper.

9. Interpretation of Law

A. Section (s) to be Interpreted: _____

B. Reasoning for Interpretation: _____

10. **For Challenge to Zoning Ordinance and/or Map**

A. **The Ordinance and/or Map Challenge is as Follows:** _____

B. **The Challenge is Ready for Decision because:** _____

C. **The Ordinance/Map Challenged is Invalid Because:** _____

11. **For Appeal From Action Of Zoning Officer/Engineer**

A. **Action Being Appealed:** _____

B. **Date of Action Taken:** _____

C. **The Foregoing Action was Believed to be in Error Because:** _____

12. **List names and addresses of all property owners whose properties are within a 100 foot radius of the property which is the subject of this application. (Supplemental sheets of the same size may be attached)**

see attached

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Signature of Applicant: _____

Signature of Property Owner: _____

Property owner must sign to indicate that applicant has permission to proceed with this application for the subject site.

Failure to submit the following items constitutes an incomplete application that will be rejected.

- Copy of the present deed.
- Twelve (12) copies of this application including all drawings and documentation.
- Filing fee as illustrated below.

*See Additional Notes for Pertinent Information Regarding This Application.

***Notes:**

- (1) For 3(A), (B) or (C), one copy of one or more plans (if size 8 1/2" x 11") or ten copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan or plans should be prepared by a professional engineer or surveyor, but the Board will accept any plans which are complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan or plans must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.

- (2) Filing fee, which must accompany this Appeal, and which is not returnable once the Appeal is accepted.

Variance/Special Exception/Interpretations of Law

Residential	\$1000.00	Non-residential	\$1250.00
--------------------	------------------	------------------------	------------------

Note: This application must be filed with the Borough Office by 12 Noon of the last working day of the month to be on the agenda for the following month.

- (3) Applicants are advised to read Article 1X of the Perkasio Borough Zoning Ordinance, available online at www.perkasieborough.org or at the Borough office. A copy of this section may be requested.

Application revised 3/28/25

Neighbors within 100 ft of 333 S 5th St

	Name	Street /
1	Christine Barndt	329 S 5th St
2	New owners, County Parcel page only lists previous owners	325 S 5th St
3	Jeffrey & Carol Greco	334 S 5th St
4	Charles & Barbara Preston	332 S 5th St
5	Kerry Light & Kellie McGill	328 S 5th St
6	Jole and Nora Nieto	326 S 5th St
7	Mason & Heather Aldrich	400 S 5th St
8	Jerry & Barbara Faust	330 S 4th St
9	Sarah Moyer	336 S 4th St

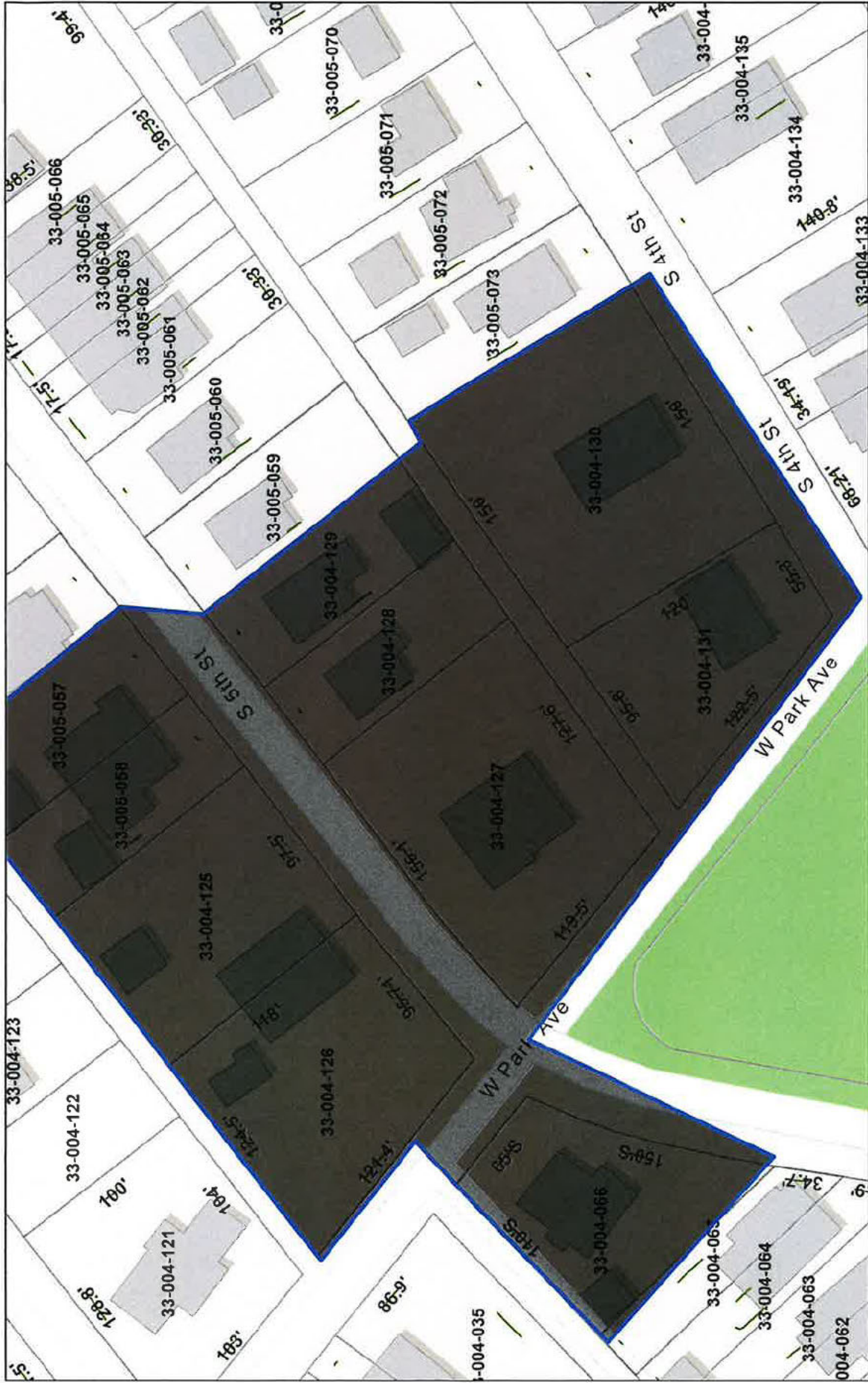
[illegible]

Neighbors within 100 ft of 333 S 5th St

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9	Sarah Moyer	336 S 4th St

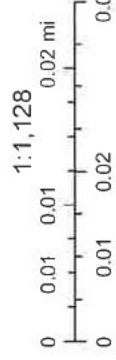
[illegible]

Neighbors within 100 ft



7/21/2025, 4:21:03 PM

-  Municipal Boundary
-  Parcel Annotation
-  Bucks County Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

1/2
09PA3274

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2009047458

Recorded On 6/17/2009 At 8:44:14 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 311324

User - KLJ

* Grantor - STEWART, ADELE M

* Grantee - ONUSKA, THOMAS B

* Customer - SIMPLIFILE L.C.E-RECORDING

* FEES

STATE TRANSFER TAX	\$1,955.00
RECORDING FEES	\$46.50
PENNRIDGE SCHOOL	\$977.50
DISTRICT REALTY TAX	
PERKASIE BOROUGH	\$977.50
TOTAL PAID	\$3,956.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:

TRIDENT LAND TRANSFER COMPANY
431 W. LANCASTER AVE. & #10, 3RD FLO
DEVON, PA 19333

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Edward R. Gudknecht

Edward R. Gudknecht
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 6128 Page: 41

112
Prepared By:

Trident Land Transfer Company
963 Street Road, 2nd Floor
Southampton, PA 18966
Phone: (215)354-1900

Return To:

ATTN: Post-Closing Dept.
Trident Land Transfer Company

Parcel#33-004-127

File Number: 09PA3274

DEED

Adele M. Stewart

TO

Thomas B. Onuska and Rachel A. Onuska

PREMISES:

333 S. Fifth Street
Borough of Perkasio
County of Bucks
PA

Parcel/Folio/Tax ID #33-004-127

The address of the above named Grantee(s) is:
333 S. Fifth Street, Perkasio, PA 18944

Certified by: _____

Susan B. Stevens

File Number: 09PA3274

DEED

This Indenture Made this // day of May, 2009

Between **Adele M. Stewart**, (hereinafter called the Grantor) and

Thomas B. Onuska and Rachel A. Onuska,
(hereinafter called the Grantees)

Witnesseth That the said Grantor for and in consideration of the sum of **One Hundred Ninety Five Thousand Five Hundred (\$195,500.00)** Dollars lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

SEE EXHIBIT "A"

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

(SPECIAL WARRANTY)

And the said Grantor does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

File Number: 09PA3274

Exhibit "A"

All that certain messuage and tract of land, together with the dwelling now thereon erected, situate in Perkasio Borough, Bucks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point a corner, being the intersection of the Northern curb line of Park Avenue and the inside pavement line of South Fifth Street; thence along the inside pavement line of South Fifth Street, North 62 degrees 32 minutes East, 156.1 feet to a point in line of lands or late of Granville Myers; thence along said land, South 27 degrees 28 minutes East, 122.0 to a point a corner in the Western line of a 12.0 feet wide alley; thence along said alley line South 65 degrees 23 minutes West, 127.6 feet to a point a corner in the aforementioned Northern curb line of Park Avenue; thence along said curb line, North 41 degrees 16 minutes West, 119.5 feet to the place of Beginning.

Being the same premises which Ralph H. Wieder, Jr., Also Known as Ralph W. Wieder, Jr., and Dorothy M. Wieder by Deed dated June 30, 1988 and recorded in Bucks County in Deed Book 2827 Page 769 conveyed unto Timothy J. Foley and Martha E. Leonard, husband and wife, in fee. Being the same premises which Timothy J. Foley and Martha E. Foley, Formerly Known as Martha E. Leonard, husband and wife by Deed dated May 31, 2000 and recorded in Bucks County in Land Record Book 2071 Page 1061 conveyed unto Robert T. Stewart and Adele Stewart, husband and wife, in fee. Being the same premises which Robert T. Stewart and Adele Stewart, husband and wife by Deed dated November 28, 2003 and recorded December 12, 2003 in Bucks County in Deed Book Volume 3760 Page 336 conveyed unto Adele M. Stewart and Diane M. Malachowski, as joint tenants with the right of survivorship, in fee.

Being the same premises which Diane M. Malachowski and Adele M. Stewart by Deed dated July 25, 2005 and recorded August 19, 2005 in Bucks County in Land Record Book 4589 Page 835 conveyed unto Adele M. Stewart, single, in fee.

Parcel/Folio #33-004-127

File Number: 09PA3274

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:


Adele M. Stewart

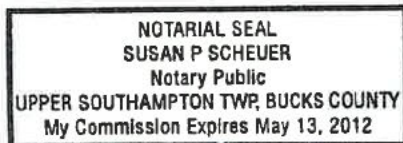
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Bucks)

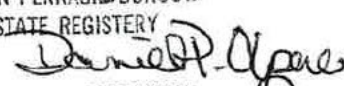
On this, the 11 day of May, A.D. 2009, before me, a notary public the undersigned officer, personally appeared **Adele M. Stewart** known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires:


Notary Public



DATE 28 May 2009
REGISTERED IN PERKASIE BOROUGH
REAL ESTATE REGISTRY

SECRETARY



BOROUGH OF PERKASIO

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

Phone (215) 257-5065
Fax (215) 257-6875

APPLICATION DATE: 7/3/2025

ZONING PERMIT APPLICATION

PERMIT #

COMPLETE EVERY SECTION. EVERY APPLICATION MUST BE ACCOMPANIED BY A DETAILED PLOT PLAN.

PROPERTY / SITE INFORMATION:

SITE ADDRESS: 333 S 5th St	ZONING DISTRICT R1-B
TAX MAP PARCEL # 33-004-127	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL
SEWAGE DISPOSAL: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE	*BUCKS COUNTY HEALTH DEPT. PERMIT #
WATER SUPPLY: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE	*BUCKS COUNTY HEALTH DEPT. SERIAL #

CONTACT INFORMATION

PROPERTY OWNERS NAME(S): Thomas & Rachel Onuska		
MAILING ADDRESS: 333 S 5th St	CITY: Perkasio	STATE: PA ZIP: 18944
PHONE: [REDACTED]	[REDACTED]	

APPLICANT (IF NOT OWNER):

MAILING ADDRESS:	CITY:	STATE:	ZIP:
PHONE:	EMAIL:		
MAY WE EMAIL YOU REGARDING THIS APPLICATION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

PROPOSED TYPE OF WORK

<input type="checkbox"/> NEW SINGLE FAMILY	<input type="checkbox"/> DECK	<input type="checkbox"/> GARAGE	<input type="checkbox"/> POLE BARN
<input type="checkbox"/> NEW DUPLEX/TOWNHOME	<input type="checkbox"/> SHED	<input type="checkbox"/> PATIO	<input type="checkbox"/> POOL
<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> DEMO	<input type="checkbox"/> COMMERCIAL
<input checked="" type="checkbox"/> OTHER IF OTHER, PLEASE EXPLAIN: Treehouse with a 54ft2 deck with stairs and slide, and a 115ft2 building			

PROPERTY USE INFORMATION

WHAT IS THE PROPERTY CURRENTLY USED FOR?	Treehouse built over top existing yew bush and between 2 trees
WHAT IS THE PROPOSED CHANGE OF USE?	Treehouse will be used for playing

PROPOSED BUILDING DIMENSIONS

FOOTPRINT (SQFT): 115 ft2	BUILDING HEIGHT: 6'.25platform +9.25ft bldg	AMOUNT OF EARTH DISTURBANCE: 18ft2
IS THIS A DEMOLITION PROJECT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	ARE YOU REMOVING IMPERVIOUS SURFACE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

DOES THE PROJECT/USE CREATE NEW IMPERVIOUS COVER ON THE PROPERTY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
(DECKS, PATIOS, SHEDS, BUILDINGS, NEW STONE OR PAVED DRIVEWAYS, POOLS, ETC. ARE ALL CONSIDERED IMPERVIOUS SURFACES.)

EXISTING IMPERVIOUS SURFACE/STRUCTURE	SQFT
HOUSE FOOTPRINT	1200
DRIVEWAY / PARKING / SIDEWALKS (driveway = old, weedy stone)	841
DECK / PATIO / PORCH	827
GARAGE POLE BARN (Only Garage foundation)	202
SHED	69.2
POOL (INCLUDES DECK/PAVING AROUND IT)	0
MISCELLANEOUS/OTHER	0
TOTAL EXISTING IMPERVIOUS SQFT	3,139.2

LOT SIZE (ACRES)	SQFT
0.392 ac	17,075
1 ACRE = 43,560 SQFT	
PROPOSED CONSTRUCTION	SQFT
treehouse bldg	115
treehouse deck and stairs	88
NEW TOTAL IMPERVIOUS	0
PROPOSED IMPERVIOUS %	
TOTAL SQFT ÷ LOT SQFT	18.4 %

ADDITIONAL INFORMATION

PLEASE LIST ANY DEED RESTRICTIONS, EASEMENTS, OR OTHER SITE CONDITIONS WHICH EXIST ON YOUR PROPERTY:

None

APPLICANT/OWNER ACKNOWLEDGEMENT

PLEASE INITIAL AND ACKNOWLEDGE THE FOLLOWING:

RAO I HAVE PROVIDED TWO PHYSICAL COPIES AND ONE DIGITAL COPY OF A DETAILED PLOT PLAN/MAP

Actual dimension and shape of lot to be built upon with the exact size and location of all buildings/structures on the lot, if any, and the location and dimensions of proposed buildings, structures or alterations with distances from property lines indicated. Please draw the plot plan to scale and add the property owner's signature. It is the responsibility of the property owner to verify that property lines and dimensions are correct.

RA I HAVE LISTED ALL EXISTING AND PROPOSED USES, SHOWING NUMBER OF FAMILIES, IF ANY, THE BUILDING IS DESIGNED TO ACCOMMODATE.

RAO SUBMITTED A COPY OF ALL APPROVED DOCUMENTS FOR ANY PROVISION MADE FOR THE TREATMENT AND DISPOSAL OF SEWAGE, INDUSTRIAL WASTE, AND WATER SUPPLY AND STORM DRAINAGE. A certificate of approval from the Bucks County Board of Health regarding proposed on-site sewage disposal and/or water, if such is proposed.

RAO SUBMITTED A COPY OF AN APPROVED GRADING/DRAINAGE PLAN.

A Borough Grading permit is required for any project that has more than 400 sqft of earth disturbance. Contact Bucks County Conservation District for any earth disturbance of more than 1,000 square feet, 215-345-7577.

RAO SUBMITTED A NON-REFUNDABLE ZONING APPLICATION FEE. CHECK ARE TO BE MADE OUT TO "BOROUGH OF PERKASIE". CK# _____

RAO NO WORK CAN BEGIN UNTIL ALL REQUIRED PERMITS ARE ISSUED.

RAO PROVIDED ANY OTHER LAWFUL INFORMATION THAT MAY BE REQUIRED BY THE ZONING OFFICER.

RAO REQUIRED TO START WORK WITHIN SIX (6) MONTHS OF THE DATE OF ZONING PERMIT ISSUANCE.

I hereby certify that all information on this form and attached documentation is true, to the best of my knowledge. Further, I authorize the listed applicant/agent to act in my stead with regards to this application. In addition, if a permit for the use/structure is issued, I certify that the Perkasio Borough Zoning Officer is authorized to enter those areas of the property affected by the permit at any reasonable hour to inspect for compliance with the permit and Perkasio Borough Zoning Ordinance

APPLICANT SIGNATURE <u>RJ al</u>	DATE: <u>7-3-2025</u>
OWNER SIGNATURE <u>REQUIRED</u> <u>RJ al</u>	DATE: <u>7.3.2025</u>

BOROUGH USE ONLY

DATE RECEIVED: _____

DATE REVIEWED: / /

☐ APPROVED

☐ DENIED

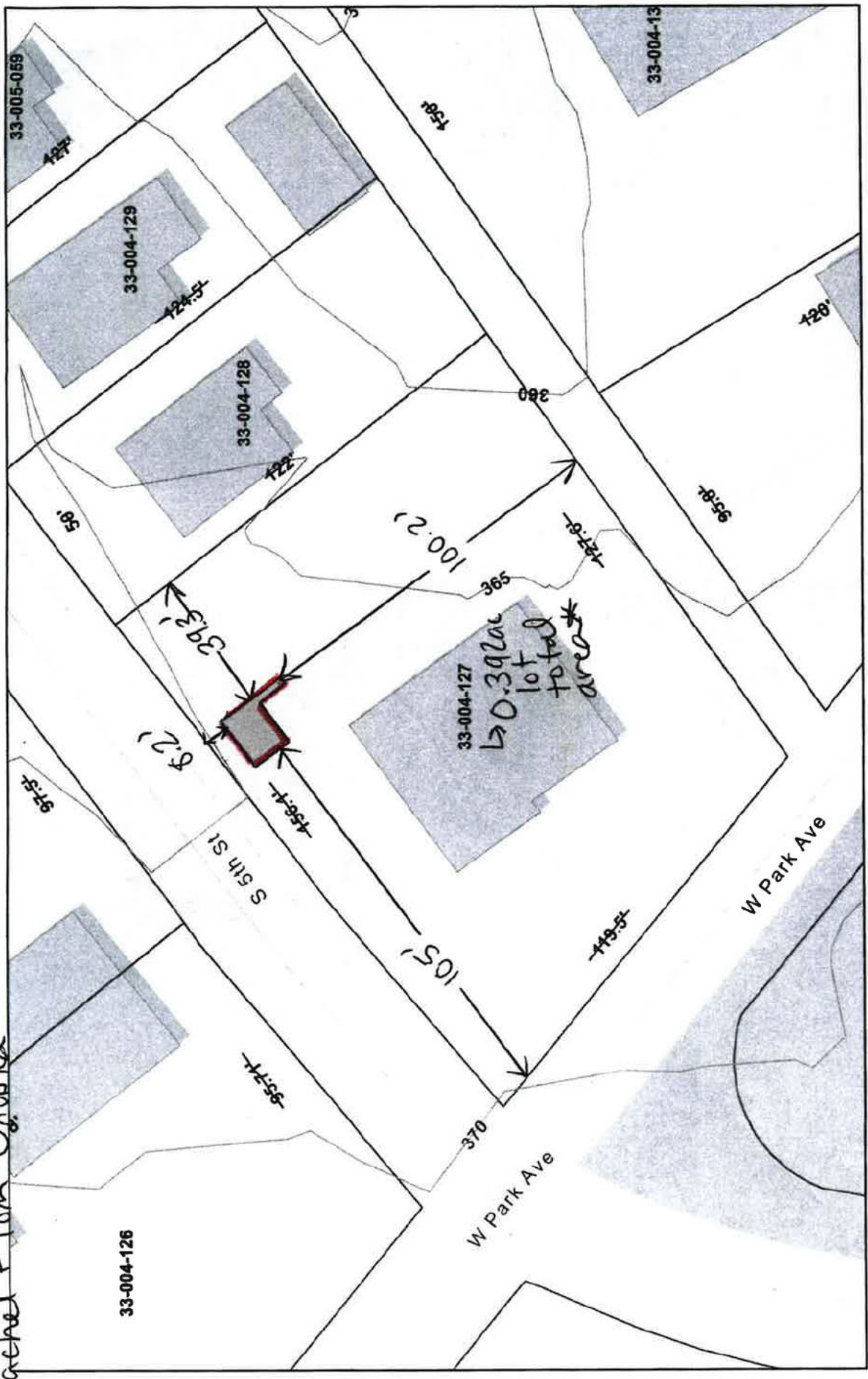
ZONING OFFICER SIGNATURE _____ DATE ISSUED: / /

(2)

333 2-0113+

Perkasie Rachel + Tom Onuska

Onuska TreeHouse Construction - Setbacks



7/2/2025, 4:03:29 PM

- Contours 5 ft (DVRPC) — Parcel Annotation
- Bucks County Parcels

☐ New Construction (treehouse)

& from County Parcel Viewer

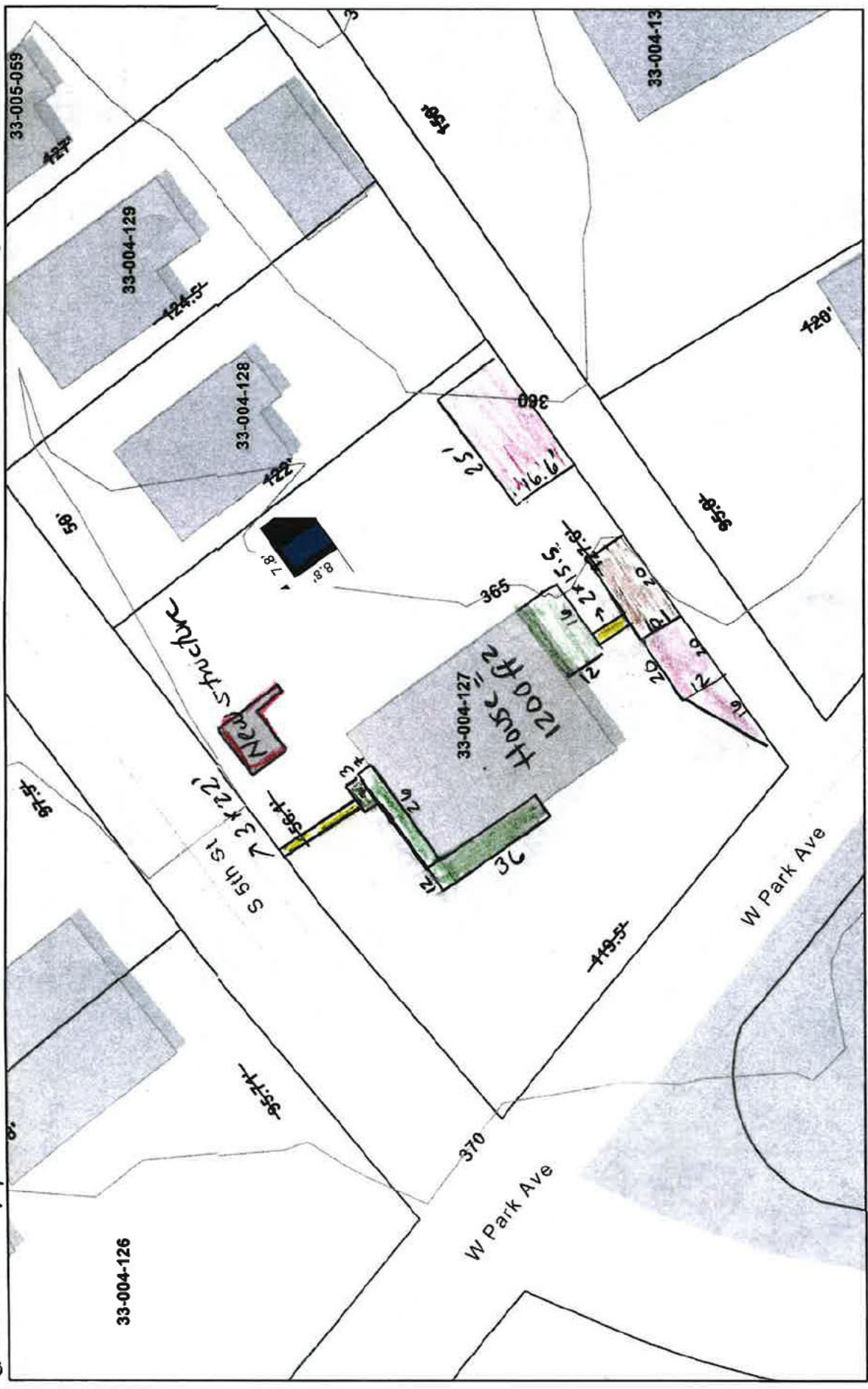
1:564
0 0.01 0.02 mi

0 0.01 0.02 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

333 S. 5th St
Perkasie PA

Onuska TreeHouse Construction - Existing Impenious



7/2/2025, 4:03:29 PM

Contours 5 ft (DVRPC) — Parcel Annotation

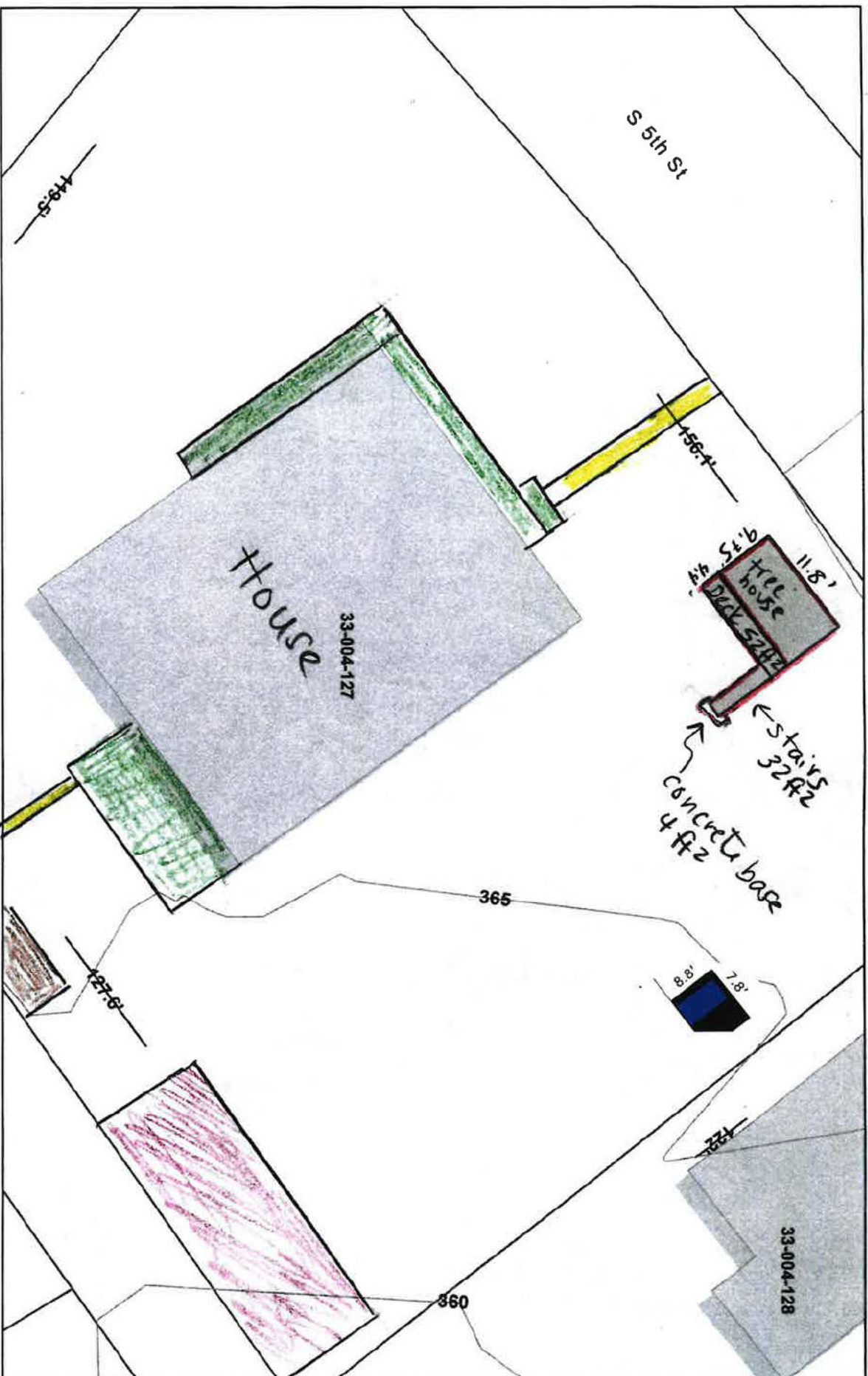
Bucks County Parcels

- Stone driveway
- Garage (foundation only)
- deck/porch
- side walk

1:564
0 0.01 0.02 mi
0 0.01 0.02 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

NEW Onuska TreeHouse Construction



7/2/2025, 4:02:30 PM

Contours 5 ft (DVRPC) Parcel Annotation

Bucks County Parcels

- stone driveway
- garage foundation only
- deck/porch
- side walk

NEW CONSTRUCTION

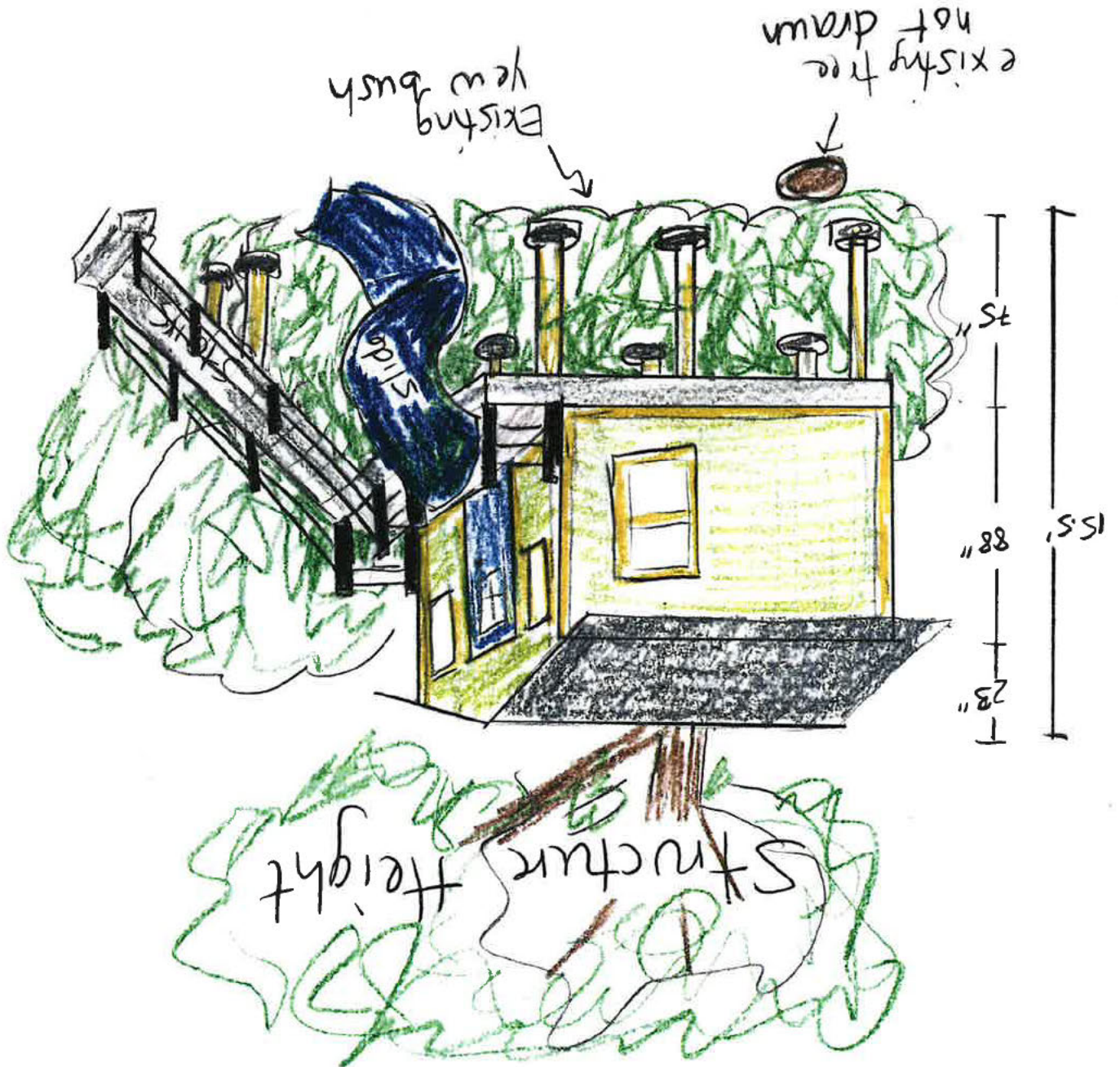
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Onuska 333 S. 5th St
Perkasie, PA
⑥

→ 5th St

Original ground to platform = 75"
wall height = 88"
top wall to roof gable = 23"





BOROUGH OF PERKASIE

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

(215) 257-5065
Fax (215) 257-6875

July 18, 2025

Thomas and Rachel Onuska
333 S 5th Street
Perkasie, PA 18944

RE: Zoning Permit Denial – Accessory Structure (Tree House)

Property Address: 333 S 5th Street, Perkasie, PA

TMP #: 33-004-127

Zoning District: R1-B Residential

Dear Mr. and Ms. Onuska,

This letter serves as formal notice that the **Zoning Permit Application** submitted on **July 3, 2025**, for the above-referenced property has been **reviewed** by the Borough.

Please note that a **prior Notice of Violation** was issued for commencing construction of an **accessory structure (tree house)** without first obtaining the required **zoning and building permits**, as required under the Perkasie Borough Code.

Project Summary:

The application proposes the construction of a **205 sq ft tree house** with a roof at a mean height of **14.54 feet**, to be located in the **front yard along 5th Street**. The subject property is a **corner lot** situated at the intersection of 5th Street and Park Avenue and is therefore subject to **two front yards and two side yards**. Per zoning requirements in the R1-B District, the **minimum front yard setback is 40 feet**, and the **minimum side yard setback is 5 feet**.

Zoning Determination:

Per **§186-27C** of the Perkasie Borough Zoning Ordinance:

"An accessory structure shall not be located between the front yard setback line and the front facade of a house."

The proposed (and partially constructed) tree house is located within the required **40-foot front yard setback** (Perkasie Borough Code § 186-20B(2)) and is therefore **not permitted** under current zoning regulations.

Permit Requirements and Corrective Action:

- **Remove the structure** from its current, noncompliant location in the front yard and **submit a new set of zoning plans** showing the structure relocated to a zoning-compliant area, such as the side yard.

- Alternatively, you may **apply for a zoning variance** through the Zoning Hearing Board requesting **relief from the 40-foot front yard setback requirement** in accordance with **§ 186-20B(2)** and **§186-27C** to allow the accessory structure to remain in the front yard.

Please Note: If zoning approval is granted—either through revised plans or a granted variance—you must then **apply for and obtain a building permit** before resuming or completing any construction.

Your application has been **denied** based on the requirements of the Perkasio Borough Zoning Ordinance. If you wish to appeal this decision, you must submit a written appeal to the Perkasio Borough Zoning Hearing Board within 30 days from the date of this letter. The appeal must include a completed application form, a description of the property, the specific section of the ordinance you are appealing, and a sketch or plan of your proposal. If the appeal is not filed within the 30-day deadline, you will lose the right to challenge this decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Grillo', with a long horizontal flourish extending to the right.

Cassandra L. Grillo CZO, BCO
Zoning Officer and Code Enforcement Administrator
Perkasie Borough

Cc: Andrea L. Coaxum, Borough Manager
Linda J Reid, Assistant Borough Manager
Megan McShane, Executive Assistant
Jeffrey P. Garton, Esq., Borough Solicitor
Michael Italia BCO, CZO, Barry Isett and Associates
Jeff Mahon, MCP, Barry Isett and Associates

ZONING OFFICER SUMMARY

Appeal No.: 2025-07

Hearing Date: August 25, 2025

Appellant: Adrienne Mott c/o Adrienne's Academy of Dance, LLC

Property Address: 214 S. 4th Street, Unit 1A, Perkasio, PA 18944

Tax Parcel #: 33-005-134

Zoning District: I-2 Light Industrial w/RIOD
Residential Infill Overlay District

Background:

The Appellant, Adrienne Mott c/o Adrienne's Academy of Dance, LLC, proposes to occupy a unit within an existing building owned by Saucon Valley Group, LLC, located at 214 S. 4th Street, Tax Parcel No. 33-005-134, for use as a dance studio.

The property contains approximately 0.511 acres and is located within the I-2 Light Industrial Zoning District with RIOD Residential Infill Overlay District. Surrounding properties within 100 feet are located within either the C-2 General Commercial Zoning District, I-2 Light Industrial Zoning District, TC Town Center Overlay District or RIOD Residential Infill Overlay District and consist of a mix of both residential and commercial uses. According to FEMA Map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain.


The proposed use is classified as a "Commercial School" (C16) use under the Borough Zoning Ordinance, which is not permitted by right in the I-2 District and requires a Use Variance from §186-20.I of the Zoning Ordinance. In addition, the building currently contains three (3) manufacturing/warehousing companies.

The Appellant also seeks a Special Exception from §186-62.F to allow fewer parking spaces than required. A total of 21 parking spaces is required for the four (4) uses in the building; however, only 19 parking spaces are provided on site. The applicant notes that the business hours of the three manufacturing/warehousing use differ from those of the proposed commercial school, reducing peak parking demand overlap.

Requested Zoning Relief:

1. A **Use Variance** from **Section §186-20.I** to allow the operation of a dance studio (commercial school) in the I-2 Light Industrial Zoning District.
2. A **Special Exception** from **Section §186-62.F** to allow **19 parking spaces to be provided where 21 are required** for the four (4) existing uses on the property, due to differing business hours between the manufacturing/warehousing uses and the proposed commercial school.

This property has ☒ has not been the subject of a prior zoning application(s) or appeals.



Zoning Officer

Date: August 6, 2025

ZHB Details Case #2025-07

Entered By: CGRILLO
Currently Active ZHB Case: ACTIVE

Date Entered into System: 07/31/2025

ZHB Case Ref. Number: 2025-07
Application Date : 07/25/2025
Parcel Number: 33005134
MunCode/Blk/Unit:
Property Location: 214 E 4th St Unit 1A

Application Fee : \$1,250.00
Appeal Request: 1211|Special Exception
Zoning: I-2

Applicant: ADRIENNE MOTT
Address: 1600 BROAD ST
City: PERKASIE
Zip: 18944

Address 2:
State: PA

Property Posting Date : 08/15/2025
1st. Hearing Date : 08/25/2025
3rd. Hearing Date :
Advertisement (1st 30 Days): 08/08/2025 through
Conformance: Non-Conforming
Relief Requested Additional Use Variance to conduct C16 use in the I2 district. 186-20I

2nd. Hearing Date:
Neighbor Notify Date: 08/07/2025
Advertisement (2nd 7 days): 08/15/2025 through

Comments:
SPECIAL EXCEPTION TO ALLOW FOR LESS THAN REQUIRED PARKING AMOUT OF AGGREGATE
PARKING FOR THE 4 USES BASED ON THE DIFFERENT HOURS OF OPERATION AND PEAK PARKING
TIMES. 186-62F

Decision/Approval: Pending Review

Decision/Approval Date:

Tentative Written Dec.date:

Actual Written Decision Date:

Date Decision Sent to Applicant:

Date Appealed to County/State:

Decision Notes:

Attorney Contact: GAVIN LABOSKI ESQ
Phone Number: 215-536-3800
Address: 314 W BROAD ST
State: PA

Attorney Firm:
City: QUAKERTOWN
Zip: 18951

Note Title:
Note:



BOROUGH OF PERKASIO

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

Phone (215) 257-5065
Fax (215) 257-6875

APPEAL TO ZONING HEARING BOARD

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

1. Date: July 25, 2025
2. A. Property Address: 214 S. 4th St. Unit 1A, Perkasie, PA 18944
B. Property Location (With reference to nearby intersections or prominent features):
4th St & Walnut St. in the old cigar building
C. Tax Parcel Number (TMP): 33-055-134
D. Zoning District: 1A
E. Present Use: Unit 1A - Vacant, 2B - manufacturer of summer furniture + accessories
3C - electronics interconnect manufacturer, 4D manufacturer of baseball bats
3. Classification of Appeal (Check one or more if applicable):
☒ Request for Variance (Zoning Ordinance 186-101)
☒ Request for Special Exception (Zoning Ordinance 186-102)
☐ Interpretation of Law
☐ Validity Challenge
☐ Appeal from Determination of Zoning Officer or Borough Engineer
4. Applicant:
(a) Name: Adrienne Mott - Adrienne's Academy of Dance, LLC
(b) Mailing address: [REDACTED]
(c) Telephone number: [REDACTED] Fax No. [REDACTED]
(d) E-mail address: [REDACTED]
(e) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
tenant with permission of owner of legal title. see attached

RECEIVED
JUL 25 2025
BOROUGH OF PERKASIO

COMPLETED BY THE BOROUGH:	APPLICATION #	DATE FILED	FEE PAID
DATE ADVERTISED	DATE POSTED		

5. Applicant's attorney, if any:

- (a) Name: Gavin Laboski, Esq
- (b) Mailing Address: 314 W Broad St Suite 124
Quakertown, PA 18951
- (c) Telephone number: 215-536-3800 Fax No. 215-536-3801
- (d) E-mail address: gavin@laboski law.com

6. Proposed use/improvements: C1b - Commercial. School for
the arts. No improvements

7. For Request of Variance:

- A. Nature of Variance Sought: Use of variance to conduct C1b
use in the I2 zoning district.
- B. The Variance is from Section 186-201 of the Zoning Ordinance.
- C. If more than one Variance is requested, list ALL pertinent ordinance sections and the nature of each Variance sought. This may be submitted on an additional piece of paper.
- D. The nature of the unique circumstances and unnecessary hardship justifying the variance:
See 3 attachments

8. For Request For Special Exception:

- A. Nature of Exception Sought: A special exception to allow for
less than the required amount of aggregate parking for the 4
uses based on the different hours of operation and peak parking times
- B. The exception is allowed under Section 186-62F of the Zoning Ordinance.
- C. If more than one Special Exception is requested, List ALL pertinent ordinance sections and the nature of each exception sought. This may be submitted on an additional piece of paper.

9. Interpretation of Law

- A. Section (s) to be Interpreted: _____
- B. Reasoning for Interpretation: _____

10. For Challenge to Zoning Ordinance and/or Map

A. The Ordinance and/or Map Challenge is as Follows: _____

B. The Challenge is Ready for Decision because: _____

C. The Ordinance/Map Challenged is Invalid Because: _____

11. For Appeal From Action Of Zoning Officer/Engineer

A. Action Being Appealed: _____

B. Date of Action Taken: _____

C. The Foregoing Action was Believed to be in Error Because: _____

12. List names and addresses of all property owners whose properties are within a 100 foot radius of the property which is the subject of this application. (Supplemental sheets of the same size may be attached)

See attached

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Signature of Applicant: Michael Holt

Signature of Property Owner: John W. Miller 7-23-2025

Property owner must sign to indicate that applicant has permission to proceed with this application for the subject site.

Failure to submit the following items constitutes an incomplete application that will be rejected.

- Copy of the present deed.
- Twelve (12) copies of this application including all drawings and documentation.
- Filing fee as illustrated below.

***See Additional Notes for Pertinent Information Regarding This Application.**

#42

Saucon Valley <sauconvalleygroupllc@gmail.com>

7/23/2025 7:41 PM

Unit 1A variance

To adriennescda@comcast.net

To whom it may concern,

Ms. Adrienne Mott of Adrienne's Academy of Dance LLC has permission from Saucon Valley Group LLC to apply for a variance to operate her business in Unit 1A located at 214 South Fourth Street, Perkasie PA 18944, Tax parcel 33005134.

If there are any questions, you may contact me via email.

Thank you.

John Miller
Saucon Valley Group LLC
Managing Member

610-360-0798

#1D.



RE: Request for Zoning Variance to Permit Dance Studio Use

To Whom It May Concern,

As the licensed commercial real estate broker representing Saucon Valley Group LLC, I am writing to respectfully request your consideration of a zoning variance that would allow for the establishment of a dance studio in the property located at 214 S 4th Street in the Borough of Perkasee, the former Cigar Factory owned by Mr. John Miller of Saucon Valley Group, LLC.

This unique building, rich in local history and architectural character, presents significant leasing challenges due to its design, layout, and limited conformity with modern tenant use requirements. Despite aggressive marketing efforts and substantial price adjustments over the past three years, we have been unable to secure a qualified tenant that meets both market demand and zoning compliance. Its non-traditional layout has made it particularly difficult to place in today's commercial landscape.

Recently, however, a prospective tenant has expressed strong interest in leasing the space for a **dance studio**—a community-oriented business that promotes health, wellness, and artistic expression. Unfortunately, the current zoning regulations do not permit this use by right. Without a variance, we risk losing the first viable opportunity we've had in years to place a tenant in this long-vacant space.

We believe this use would be not only compatible with the surrounding area but also beneficial to the broader community. It would help activate an underutilized property, support a local small business, and provide new opportunities for youth and families in the borough.

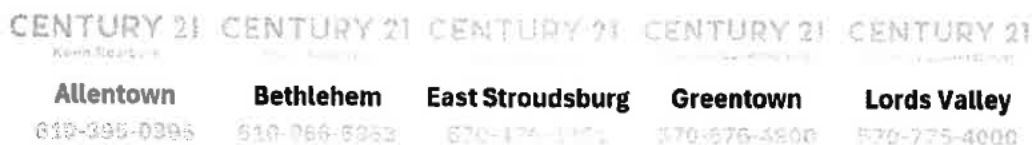
The prolonged vacancy of this building has created a financial hardship for the owner, and this variance represents the only realistic path to putting the space to productive use. Given the unique nature of the building, the lack of viable by-right uses, and the potential community benefit, we respectfully request approval of the variance.

Thank you for your time and thoughtful consideration. Please don't hesitate to contact me at 610-657-5095 if you require additional information or would like to discuss this matter further.

Sincerely,

A handwritten signature in black ink that reads "Loren Keim". The signature is fluid and cursive.

Loren Keim
Broker, CENTURY 21 Keim Commercial



Appeal to Zoning Hearing Board – Adrienne Mott

7. D. The nature of the unique circumstances and unnecessary hardship justifying the variance: My business is built around the Pennridge community, therefore, to be successful it needs to remain here. I currently am subletting a space in Perkasio; however, I need to relocate due to the tremendous rent, landlord not allowing signage and the necessity of more parking. I need this immediately because my lease is ending and my next season begins September 8th. I will need to be able to have an accommodating space to conduct classes by then.

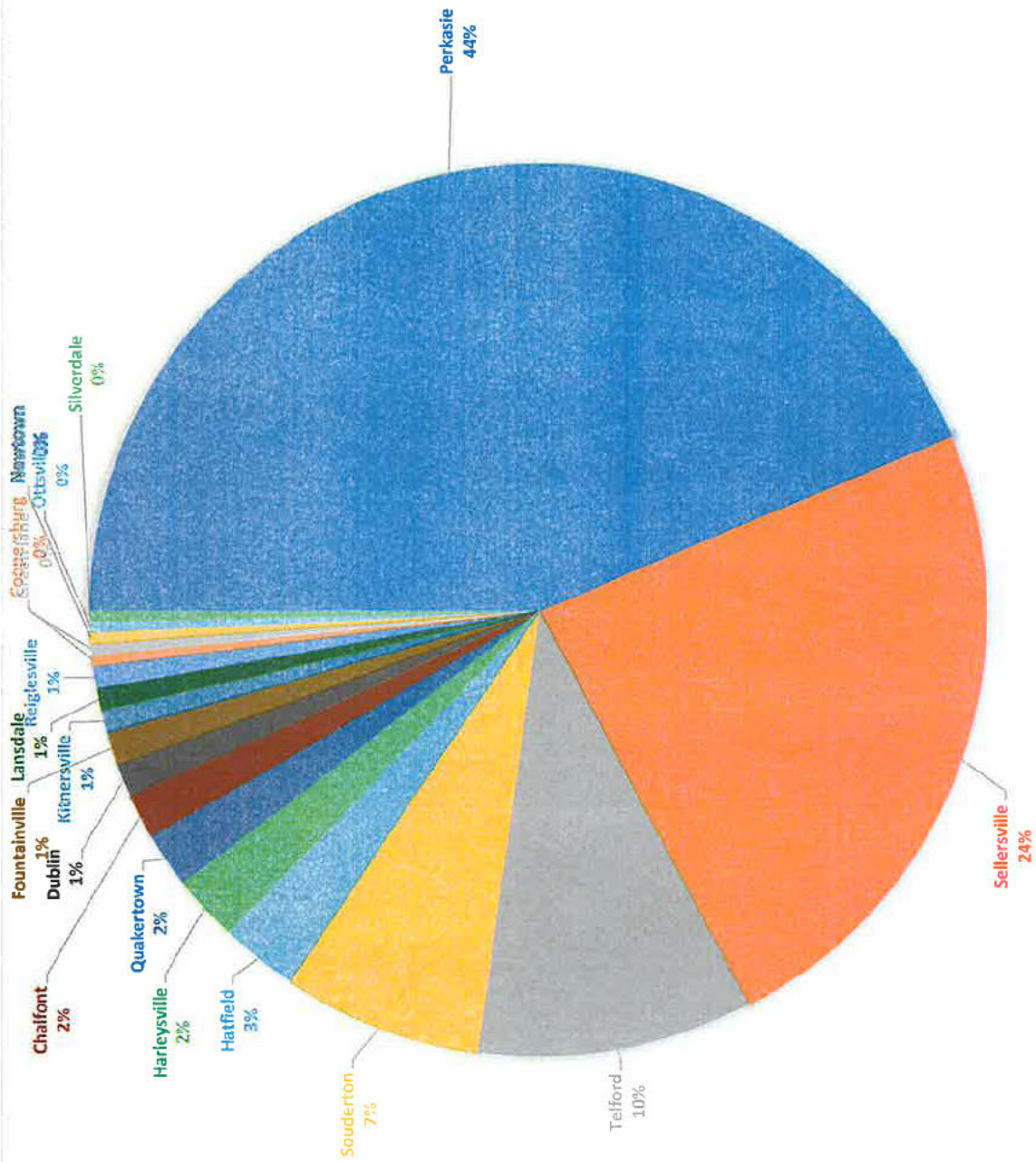
Over the past year I have been avidly searching for new spaces in Perkasio, and all the other surrounding towns with no success. Perkasio has an industrial building on Tunnel Road with ample parking but 20k more square feet than I could use. It also has a building in Perkasio Square for triple the rent of what I'm paying now. Sellersville has an industrial building with garage bays located in dirt, an old bank that would cost entirely too much to modify for what I need, an old building on Main Street that would also be costly to modify, an office on Lawn Avenue that is half the size I need, and a renovated building called The Factory on Main Street which only has 20 parking spaces for 9 units. Dublin has two medical office buildings and the new Landmark at Dublin that is still currently being built.

214 S 4th Street Unit A is the only space that I found, in the community, that has the indoor space I need, is move in ready, affordable and has the parking needed to safely support my families.

#7c1

FAMILIES THAT ATTEND ADRIENNE'S ACADEMY OF DANCE

Perkasie	109
Sellersville	59
Telford	25
Souderton	18
Hatfield	7
Harleysville	6
Quakertown	5
Chalfont	4
Dublin	3
Fountainville	3
Kitnersville	2
Lansdale	2
Reiglesville	2
Coopersburg	1
Green lane	1
Newtown	1
Ottsville	1
Silverdale	1
Total	250



#12

	Parcel #	Owners	Address
1.	33-005-138	Paul Kramer	316 W Walnut St
2.	33-005-137	Michael W & Maragret P Engard	203 S Fourth St
3.	33-005-136-003	Cecelia M Krajewski	317 W Spruce St
4.	33-005-136-002	Purpose Driven Properties	319 W Spruce St
5.	33-005-136-001	Kevin Evans	321 W Spruce St
6.	33-005-133	Jay Roy & Deborah A Diehl	404 W Walnut St
7.	33-005-132	Lawrence Lambert & Lynn Wellener-Lambert	406 W Walnut St
8.	33-005-131	Timothy Kratz	408 W Walnut St
9.	33-005-130	Adam C & Caitlyn S Kotchetovsky	414 W Walnut St
10.	33-005-129	Barry D & Theresa D Weinstein	416 W Walnut St
11.	33-005-127	Souder Property Inc	213 S Fifth St
12.	33-005-126	Souder Property Inc	217 S Fifth St
13.	33-005-125-010	Lauren D Curry	401 W Spruce St
14.	33-005-125-009	Kladji & Brunilda Pema	403 W Spruce St
15.	33-005-125-008	Nichole Lynette Pontius	405 W Spruce St
16.	33-005-125-007	Thanh Bich McGrain	407 W Spruce St
17.	33-005-125-006	Elizabeth Umnik	409 W Spruce St
18.	33-005-125	601 Historic Investors, LP	W Spruce St



Summary Proposal

Adrienne's Academy of Dance, LLC (formerly Shannon Carney Dance Academy) is a Pennridge community-based dance studio that has been in business for 20 years. Our main location was opened in Silverdale June 2005. As we continued to grow we acquired a second location in Perkasio in September 2019. We have approximately 250 families that attend our studio and 8 employees. Of those families, 44% of them reside in Perkasio (see attached chart). Our dance studio is a place that many children, ages 2.5-18 years, go after school to have fun, learn to dance and build lifelong friendships. We also have a volunteer program for students who would like to be more involved. Our students participate in Perkasio Winterfest every year as well as volunteering at local charitable events.

I am seeking this zoning variance so that I may continue to do business in Perkasio borough where we are easily accessible to our families. This business does not bring any excessive noise, trash or pollution. It brings a positive environment where kids can thrive. As well as income to the surrounding business.

While we have approximately 300 students that attend classes, we will only have a maximum of 12 students and 2 teachers in the building at any given time. Thus, keeping traffic to a minimum.



WALNUT STREET

312

406

408

FOURTH STREET

214

UNIT 1A

213



308

THIS DEED, made this 28 day of JANUARY, 2000

BETWEEN, Frederick P. Weltzin and Gina Weltzin

(hereinafter called the "Grantor(s)").

of the one part, and Saucon Valley Group, LLC

(hereinafter called the "Grantee(s)"), of the other part.

WITNESSETH, That in consideration of One (\$1.00)

Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor(s) do hereby grant and convey unto the said Grantee(s)
its successors and assigns, in fee.

ALL THAT CERTAIN messuage and tract of land, together with the factory buildings and other improvements thereon erected, known as 214-218 South Fourth Street in the Borough of Perkasie, Bucks County, Pennsylvania, also described as Lots 133, 134 and 135 on Plan of Lots for Bean Estate or Perkasie Realty and Improvement Company, said tract being described according to a Plan, dated 12-29-1955, by Stanley F. Moyer, Surveyor, as follows, to wit:

BEGINNING at an iron pin in the West side line of South Fourth Street, 45 feet wide, said pin being 145.4 feet Southwest of the intersection of the West side of Fourth Street and the South side of Walnut Street; thence along the West side of Fourth Street, South 67 degrees 51 minutes West, the distance of 146 feet to an iron pin; thence along Lot No. 132, now or late of Kermit S. Black, North 22 degrees 09 minutes West, the distance of 145.5 feet to an iron pin in the East side of a 20 feet wide alley; thence along the same, North 67 degrees 51 minutes East, the distance of 173.20 feet to a spike in the South side of a 16.5 feet wide alley; thence along the same, South 11 degrees 33 minutes East, the distance of 148.03 feet to the place of beginning.

CONTAINING 23,222 square feet of land, more or less.

BEING Parcel Number 33-5-134.

BEING the same premises which Lenape Investment Associates, a Limited Partnership, by Deed dated 7-31-1986 and recorded 8-13-1986 in Bucks County, Pennsylvania in Deed Book 2692 page 1052, granted unto Frederick P. Weltzin and Gina Weltzin, husband and wife, in fee.

96349-SFA

DEED

Frederick P. Weltzin
Gina Weltzin

TO

Saucon Valley Group, LLC

The address of the Grantee is
4822 ACKERMANS CIRCLE
COOPER TOWNSHIP PA 18036

RECORDED in Deed Book _____ page _____
GIVEN under my hand and the seal of the said
office, the date above written.

Recorder of Deeds

DATE 2/3/2000
REGISTERED IN PERKINS COUNTY
REAL ESTATE RECORDS

SECRETARY

John Condit



B.C.B.O.A. 5.00
Registry 38B

10542
02-08-00 11:15C004 145234
PA TRAN TAX \$3150.00
PAKIE BORO \$1575.00
PENNSYLVANIA SD \$1575.00

AND the said Grantor(s) do hereby covenant to and with the said Grantee(s) that he, she, they the said Grantor(s) by these presents **SHALL and WILL** Warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee(s) its successors and assigns, against the said Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them.

IN WITNESS WHEREOF, the said Grantor(s) have caused these presents to be duly executed, the day and year first above written.

In the Presence of:

SEALED AND DELIVERED

THIS DOCUMENT RECORDED
IN COUNTY OF PERKINS, PA
FEB -8 00
Edward P. Froberg
NOTARY PUBLIC

Frederick P. Weltzin (SEAL)
Gina Weltzin (SEAL)

(SEAL)

Commonwealth of Pennsylvania County of Bucks
On this 28 day of JANUARY, A.D. 2000, before me, the undersigned officer, personally appeared Frederick P. Weltzin and Gina Weltzin, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Scott W. Froberg

Notary Public

NOTARIAL SEAL
SCOTT W. FROBERG, NOTARY PUBLIC
UPPER SOUTHAMPTON TWP. BUCKS COUNTY
MY COMMISSION EXPIRES NOV. 25, 2001

Parking Table for 214 S 4th St

Adrienne's Academy of Dance, LLC

Adrienne Mott - adriennescda@comcast.net

Unit	Company	Hrs of Operation	Use Type	Sq Ft of GFA	Required Parking Spaces
1A	Adrienne's Academy of Dance, LLC	Mon-Thur 4pm-9:30 pm Sat 10am-2pm	C16	2238	11
2B	LuvBug/ROAM	2-3 hrs, 1 day per week on an as needed basis	I-2	2312	2
3C	Adapter Technologies, Inc	less than 10 hrs per month	I-2	3845	3.8
4D	Bonsall Bat	Mon-Sat 9am-4pm	I-2	3800	3.8

Total Provided spots = 19

NOTE:
SITE INFORMATION TAKEN FROM
DEED DESCRIPTION AND FIELD MEASUREMENTS
(NOT FROM SURVEY PLAN).

EXISTING BUILDING

LIFEPATH
UPPER LEVEL
OF THIS AREA

ALLEY

SOUTH FOURTH STREET

ALLEY

NOT SITE

N 22° 09' W

145.5'

S 67° 31' W

148.03'

S 11° 33' E

173.20'



SITE PLAN

SCALE: 1" = 40'-0"