

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
December 9, 2024

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer
John Yannaccone
Sue Bower
John Wilcox (absent)
Laura Auger (absent)
John Knouse

The Zoning Hearing Board public hearing was convened @ 7:33pm

Meeting Minutes:

Upon motion by Sue Bower, seconded by John Knouse, the Zoning Hearing Board unanimously agreed to approve meeting minutes with corrections from July 22, 2024.

New Business: Case File 2024-08 / 335 Hampton Circle.

No Party Status Requested

Applicant, Munz Construction, is the contractor for the owners of the Property, Michael and Lori Gillman. The Property is located at 335 Hampton Circle, Perkasie, PA 18944 and designated as Tax Map Parcel 33-009-115 ("Property").

Steve McGill, representative from Munz Construction, which is the contractor for the owners of the Property, Michael and Lori Gillman, presented plans to build a covered patio in the rear yard at the property located at 335 Hampton Circle. The patio roof will be 27' by 14' and will encroach in the rear yard setback by 9 feet. Applicants requested a variance from Section 186-20.B(2) to permit a 31-foot rear yard setback where a minimum rear yard setback of 40 feet is required. Mr. McGill testified that the lot and house were developed in 1987 under the Planned Residential Development District provisions, resulting in the minimum lot size, which makes the property a non-conforming lot with a non-conforming structure. The property owners, Mr. and Mrs. Gillman, testified that the location of the backyard is in direct sunlight throughout the year, which makes the backyard patio unusable on hot summer days. Mr. Brandt inquired about what type of roofing material would be used. Mr. McGill stated that a metal roof would be installed.

John Yannacone motioned to grant a variance to grant Applicant's request for a variance from Section 186-20.B.(2), to allow a 31-foot rear yard setback to install a roof-covered patio, subject to the following:

1. Applicant shall improve the Property in a manner consistent with the testimony and plans submitted with the Application.
2. Applicant shall otherwise comply with all Borough, County, and State Codes, laws, regulations, and ordinances with respect to the use and construction of the property.

Timothy Rimmer seconded the motion. All were in favor.

Adjournment: With no further business, the meeting was adjourned at 8:07 P.M.

A handwritten signature in black ink, appearing to read 'T. Rimmer', is written over a horizontal line.

Timothy Rimmer, Secretary