

**Perkasie Borough  
Zoning Hearing Board Agenda  
September 22, 2025**

- (1) Meeting Convenes at 7:30 PM, Perkasie Borough Office
- (2) Approval of Meeting minutes of August 25, 2025 meeting
- (3) New Business
- (4) Old Business
  1. **Appeal No. 2025-03**– Perkasie Place LLC seeks variances for the property at 505 Constitution Avenue (TMP #33-009-001), zoned I-2, to permit a multifamily residential use (76 units) and reduce the horizontal distance between facing building walls, requesting relief from §186-20.I.(1) and §186-18.B(5)(a)[1]. **(CONTINUED TO OCTOBER 27, 2025)**
  2. **Appeal No. 2025-04** – St. Stephen’s United Church of Christ seeks variances for the property at 110 N. 6<sup>th</sup> Street (TMP #33-005-525), zoned C-2 w/TC Overlay, to replace an existing freestanding sign with a new LED changeable copy sign. Relief is requested from §186-78.B.(1)(d) and §186-80.C.(3) to increase message frequency, allow the LED portion of the sign to be over 50% of the overall sign face, permit scrolling of changeable copy sign, and exceed the maximum sign area.
  3. **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. 4<sup>th</sup> 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.
- (5) None
- (6) Adjournment

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
August 25, 2025

620 W. Chestnut Street  
Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

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

The Zoning Hearing Board public hearing was convened @ 7:31 pm.

**Meeting Minutes:**

Upon motion by Laura Auger, seconded by John Yannacone, the Zoning Hearing Board unanimously approved the meeting minutes from July 28, 2025.

**New Business:**

**Case File 2025-07 / 214 S 4<sup>th</sup> St. / Adrienne Mott c/o Adrienne's Academy of Dance, LLC**

The Zoning Hearing Board opened the hearing for Case 2025-07. Mr. Grim presented the exhibits for the case, including a letter from the applicant requesting continuance. The Board agreed to continue the hearing until the September 22, 2025 meeting. Laura Auger made the motion, which was seconded by John Wilcox, and the Board voted unanimously in favor.

**Case File 2025-05 / 5 Fairview Ave. / Nicole Stemler**

**Party Status: None**

Case File 2025-05 concerned 5 Fairview Avenue, where leaseholders Nicole Stemler and Brian Friz requested an interpretation of law as well as variances to allow the keeping of their "mini" pig, Peppa. Specifically, relief was sought from the requirements of Section 186-18.H(7)(b)[1] and [2] to permit animal housing less than 100 feet from a lot line and to allow one livestock unit on less than 1.5 acres of lot area. Ms. Stemler testified that Peppa, who is certified as her emotional support animal, has resided at the property for eight years, with an average life expectancy of about ten years. She explained that Peppa formerly lived indoors but was moved to a 10' x 12' shed in the

rear yard after the household installed new hardwood floors two years ago. Board members questioned details of the certification, Peppa's use of the yard, and the Borough's attention to the situation, which Ms. Stemler suggested may have been triggered when Peppa escaped the yard in May 2025. The Board voted unanimously to classify the mini pig as a livestock unit/large animal rather than a small domestic pet. The requested variances were granted with conditions: Peppa may remain for the remainder of her natural life and may not be replaced by another pig; the existing fence must be maintained; and the shed may only be used to house Peppa and no other large animals. The motion was made by Ms. Auger, seconded by Ms. Bower, and carried unanimously.

### **Case File 2025-06 / 333 S 5<sup>th</sup> St / Thomas and Rachel Onuska**

#### **Party Status:**

**Mark Orth – 510 W Park Ave.**

Case File 2025-06 concerned the property at 333 S. 5th Street, where Thomas and Rachel Onuska requested variances to allow the placement of a 203 square foot treehouse within the 80-foot future right-of-way of a collector street and the 40-foot front yard setback. Additional relief was requested to allow the accessory structure to be located between the front yard setback line and the front façade of the principal dwelling. Ms. Onuska testified that the treehouse would be located 8.2 feet from the sidewalk along North 5th Street, designed to match the aesthetics of the principal dwelling, and positioned in the only viable location with suitable trees on the property. Mr. Onuska described the construction process, while Board members questioned permitting requirements and long-term use of the structure. Ms. Onuska stated she believed no permit was needed and that the treehouse would continue to serve as relaxation space after their children outgrew its intended use.

#### **Public Comment:**

Nicole Stemler: 5 Fairview Ave. stated that she supports the tree house and thinks the structure looks amazing.

Amy Somysfer: 548 Newberry Ct. – was in favor of the tree house.

Mark Orth- stated he was in favor of the tree house.

The Board unanimously granted the requested variances, allowing the structure within the right-of-way and at 31.8 feet within the front yard setback. The motion was made by Mr. Knouse, seconded by Mr. Yannaccone, and carried unanimously.

Meeting was adjourned at 9:38 pm

---

Timothy Rimmer, Secretary

# SHAFKOWITZ LAW GROUP, P.C.

(267) 422-3340  
(215) 940-9209 (fax)

350 S. Main Street, Suite 308  
Doylestown, Pennsylvania 18901

1340 Parkway Ave, Unit B  
Ewing, New Jersey 08628

E-Mail: [dms@shafkowitzlaw.com](mailto:dms@shafkowitzlaw.com)  
*Reply to Pennsylvania*

*Admitted in PA & NJ*

September 12, 2025

**VIA Email: [cgrillo@perkasieborough.org](mailto:cgrillo@perkasieborough.org)**

Borough of Perkasie  
620 West Chestnut Street  
P.O. Box 96  
Perkasie, PA 18944  
ATTN: Cassandra L. Grillo, CZO

**Re: Appeal to Zoning Hearing Board  
505 Constitution Avenue  
Tax Map Parcel #33-009-001**

Dear Ms. Grillo,

As you may be aware this office represents the Applicant, Perkasie Place LLC, with regard to the above captioned matter. As you may further know, the Applicant's pending application is scheduled to be heard before the Borough's Zoning Hearing Board on Monday, September 22, 2025. I would like to take this opportunity to request that the matter be continued to the Board's meeting date of October 27, 2025.

Also, please accept this correspondence on behalf of the Applicant, as a waiver of any of the applicable time frames set forth in the Pennsylvania Municipalities Planning Code with regard to the time frame for the holding hearings and issuance of decisions.

Thank you for your time and attention.

Very truly yours,



David M. Shafkowitz, Esquire

DMS/mka  
cc: Perkasie Place LLC  
Colby S. Grim



**ZHB Details Case #2025-04**

---

**Entered By:** CGRILLO  
**Currently Active ZHB Case:** ACTIVE

**Date Entered into System:** 07/01/2025

**ZHB Case Ref. Number:** 2025-04  
**Application Date :**  
**Parcel Number:** 33005525  
**MunCode/Blk/Unit:** 33005525  
**Property Location:** 110 N SIXTH ST

**Application Fee :** \$0.00  
**Appeal Request:** 1262|Variance  
**Zoning:** C-2

**Applicant:** St. Stephens LLC  
**Address:** 110 N 6th St.  
**City:** Perkasio  
**Zip:** 18944

**Address 2:**  
**State:** Pa

**Property Posting Date :** 07/16/2025  
**1st. Hearing Date :** 07/28/2025  
**3rd. Hearing Date :**  
**Advertisement (1st 30 Days):** 07/11/2025 through  
**Conformance:** Non-Conforming  
**Relief Requested Additional**  
**Comments:** Variance 186-80.C.(3), 186-78B(1)(d), 186-78B(1)  
**Decision/Approval:** Pending Review  
**Tentative Written Dec.date:**  
**Date Decision Sent to Applicant:**  
**Decision Notes:**

**2nd. Hearing Date:**  
**Neighbor Notify Date:** 07/10/2025  
**Advertisement (2nd 7 days):** 07/18/2025 through  
**Decision/Approval Date:**  
**Actual Written Decision Date:**  
**Date Appealed to County/State:**

**Attorney Contact:**  
**Phone Number:**  
**Address:**  
**State:**

**Attorney Firm:**  
**City:**  
**Zip:**

**Note Title:**  
**Note:**

## ZONING OFFICER SUMMARY

**Appeal No.:** 2025-04

**Hearing Date:** July 28, 2025

**Appellant:** St. Stephen's United Church of Christ

**Property Address:** 110 N. 6<sup>th</sup> Street

**Tax Map Parcel No:** 33-005-525

**Zoning District:** C-2 w/TC Overlay

**Background:** The Appellant, St. Stephen's United Church of Christ, is the Owner of Legal Title of Tax Parcel No. 33-005-525 known as St. Stephen's United Church of Christ located at 110 N 6<sup>th</sup> Street on the northern corner of the intersection of N. 6<sup>th</sup> Street and Arch St. in Perkasio Borough, PA. The subject parcel has a classified use of a "Religious place of worship" (C14), which is a use permitted by right in the C-2 Zoning District. The Appellant is proposing the installation of a full color LED sign at the corner of N. 6<sup>th</sup> Street and Arch Street to replace an existing freestanding illuminated sign. The sign is classified as a Permanent On-Premises Freestanding Single-Sided Changeable Copy Sign with the following overall dimensions: 72" high x 72" wide x 12" deep.

The subject property is located within the C-2 General Commercial and TC Town Center Overlay Zoning Districts. The surrounding properties within 100 feet are located within the C-2 General Commercial, R-2 Two Family Residential and TC Town Center Overlay Zoning Districts. The parcel currently contains a use permitted by right, which is the intended use to remain. The parcel size is approximately 0.704 acres. According to FEMA map 42017C0143J, dated March 16, 2015 and the site is not located within a 100-year floodplain.

In order to accomplish the items noted above, the Appellant is requesting four (4) variances from the Borough's Zoning Ordinance. The variances are to increase frequency of change of sign content from once every 60 seconds to once every 15 seconds, which matches the existing signs at Dairy Queen, American Heritage Federal Credit Union and Lenape Park on Constitution Avenue, to increase animated portion of sign to be more than 50% of permitted sign area, to permit scrolling of Changeable Copy Sign, and to increase area of Freestanding Sign to exceed 16 square feet, which will allow the Church's messages to be read by motorists and pedestrians from a greater distance.

**Request Zoning Relief:** The Appellant is seeking variances from the following sections of the Zoning Ordinance: §186-78.B.(1)(d) and §186-80.C.(3).

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

Date: July 8, 2025

  
Zoning Officer



# 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: 5-21-25
2. A. Property Address: 110 N 6<sup>th</sup> St, Perkasio  
B. Property Location (With reference to nearby intersections or prominent features): corner 6<sup>th</sup> + Arch St  
C. Tax Parcel Number (TMP): 33-005-925  
D. Zoning District: C-2  
E. Present Use: Church



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: St Stephens UCC
- (b) Mailing address: 110 N. 6<sup>th</sup> St, Perkasio, Pa 18944
- (c) Telephone number: 215-257-6460 Fax No. \_\_\_\_\_
- (d) E-mail address: office@thessperkasio.org
- (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: N/A

(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: LED Sign

Replace current 3x5 sign with 4x6 LED sign

B. The Variance is from Section 186-80 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: \_\_\_\_\_  
\_\_\_\_\_

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)

Suess Funeral Home 606 Arch St Perkasie  
Grandview Service Center 530 Arch St Perkasie

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: Sharon L. Sone

Signature of Property Owner: Sharon L. Sone

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. - twp has copy Per Church
- Twelve (12) copies of this application including all drawings and documentation.
- Filling fee as illustrated below.

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

## Cassandra Grillo

---

**From:** Mary Kelly <mary@mrcsigns.net>  
**Sent:** Monday, June 30, 2025 12:21 PM  
**To:** Cassandra Grillo; Mary Kelly  
**Subject:** Re: Incomplete Zoning Hearing Board Application

Hello Cassandra

I spoke with Sharon at the church ( she has been my go to person and the one helping with the variance) Here is her response:

I have read each section and yes, this is the variance we are applying for. Also, we will abide by the guidelines stipulated in each section.

Vairaince Code 186-80c (3)

Variance code 186-78B (1) (d)

Variance code 186-78B ( 1)

Please let me know if any further information is required

I hope this helps .

Mary Kelly  
Project Manager



***Let MRC expand your business!***

DL: 267-217-3720

C: 727-580-4709

Email: [mary@mrcsigns.net](mailto:mary@mrcsigns.net)

Web: [www.mrcsigns.net](http://www.mrcsigns.net)

~~~~~

**MRC SIGNS, LLC**

704 Dublin Pike | Dublin, PA | 18917

This electronic transmission is confidential and/or privileged. It is to be used by the intended recipient only. Use of the information contained in this email by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender immediately and promptly destroy any record of this email.

**Have a Great day, and Keep On Smiling!**

Please see the attached letter regarding your Zoning Hearing Board Application.

Thank you,

Cassandra L. Grillo, CZO

Perkasie Borough

620 W. Chestnut St

Perkasie Pa 18944

215-257-5065



# Pontasie Pa 18944 -

## ADDRESS

## PROPERTY OWNER

518 Arch  
528 Arch  
529 Arch  
530 Arch  
602 Arch  
606 Arch  
608 Arch  
610 Arch  
614 Arch  
615 Arch  
616 Arch  
617 Arch  
618 Arch  
619 Arch  
621 Arch  
623 Arch

Frances Davis  
Jeff Gahman  
Stephen Reuthlinger  
Andrew Peterson  
Jeff Gahman  
Jeff Gahman  
Janice Kenworthy  
Cynthia Deramirez  
Ronald Matlack  
Timothy & Tina Gane  
Garth & Anne Bealor  
Dan & Robin Gilbert  
Pennridge Property MGT  
Larry & Lynn Emert  
John Hunsberger  
Alden Housing LLC

109 N 6th  
111 N 6th  
114 N 6th  
115 N 6th  
116 N 6th  
119 N 6th  
120 N 6th

Joshua & Ashley Reagan  
Jason & Angela Trotter  
Raymond Heller Jr.  
Jeffrey Moore  
Danielle Materese  
Brenda & Timothy Schoeller  
Wm Oetinger III & Grace

111 N 7th  
113 N 7th  
115 N 7th  
119 N 7th

Trumbauer Enterprises LLC  
Joseph & Paula Lepko  
Joseph & Paula Lepko  
Matthew & Camiile Clemens

# Deed

UPI # 33-005-525 &  
UPI # 33-005-526-001

ST. STEPHENS REFORMED  
CHURCH OF PERKASIE

TO

ST. STEPHEN'S UNITED CHURCH  
OF CHRIST OF PERKASIE

Grim, Biehn & Thatcher  
104 S. Sixth Street  
P.O. Box 215

Perkasie, PA 18944

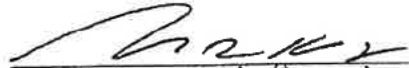
Telephone: 215-257-6811 Fax: 215-257-8092

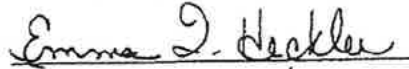
In Witness Whereof, the party of the first part by and through its duly authorized officers and the same to be duly attested by its Secretary executed the within Indenture. Dated the day and year first above written.

ATTEST:

  
Name: Jeffrey G. Trauger  
Title: Stewardship Chair, Deacon  
(SEAL)

ST. STEPHENS REFORMED CHURCH OF PERKASIE

By:   
Name: Kenneth E. Hager Jr.  
Title: Pres.

By:   
Name: Emma I. Heckler  
Title: Sec

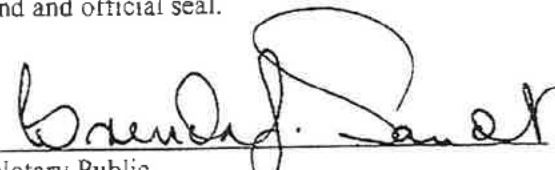
Commonwealth of Pennsylvania } ss  
County of Bucks }

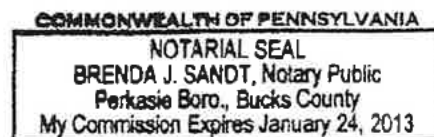
AND NOW, this 10th day of May, 2011, before me, a Notary Public, having office in Perkasio Borough, Bucks County, PA, the undersigned officer, personally appeared JEFFREY G. TRAUGER, known to me (or satisfactorily proven) to be a member of the Bar of the Supreme Court of Pennsylvania, and a subscribing witness to the within instrument, and certified that he was personally present when Kenneth R. Hager, Jr., who acknowledged himself/herself to be the President (title) and Emma I. Heckler, who acknowledged himself/herself to be the Secretary (title) of ST. STEPHENS REFORMED CHURCH OF PERKASIE, and they, as such President and Secretary (title) respectively, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said ST. STEPHENS REFORMED CHURCH OF PERKASIE.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

  
Attorney Jeffrey G. Trauger

Attorney I.D. # 56008

  
Notary Public  
My commission expires \_\_\_\_\_

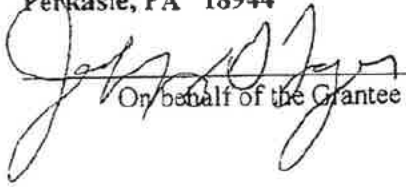


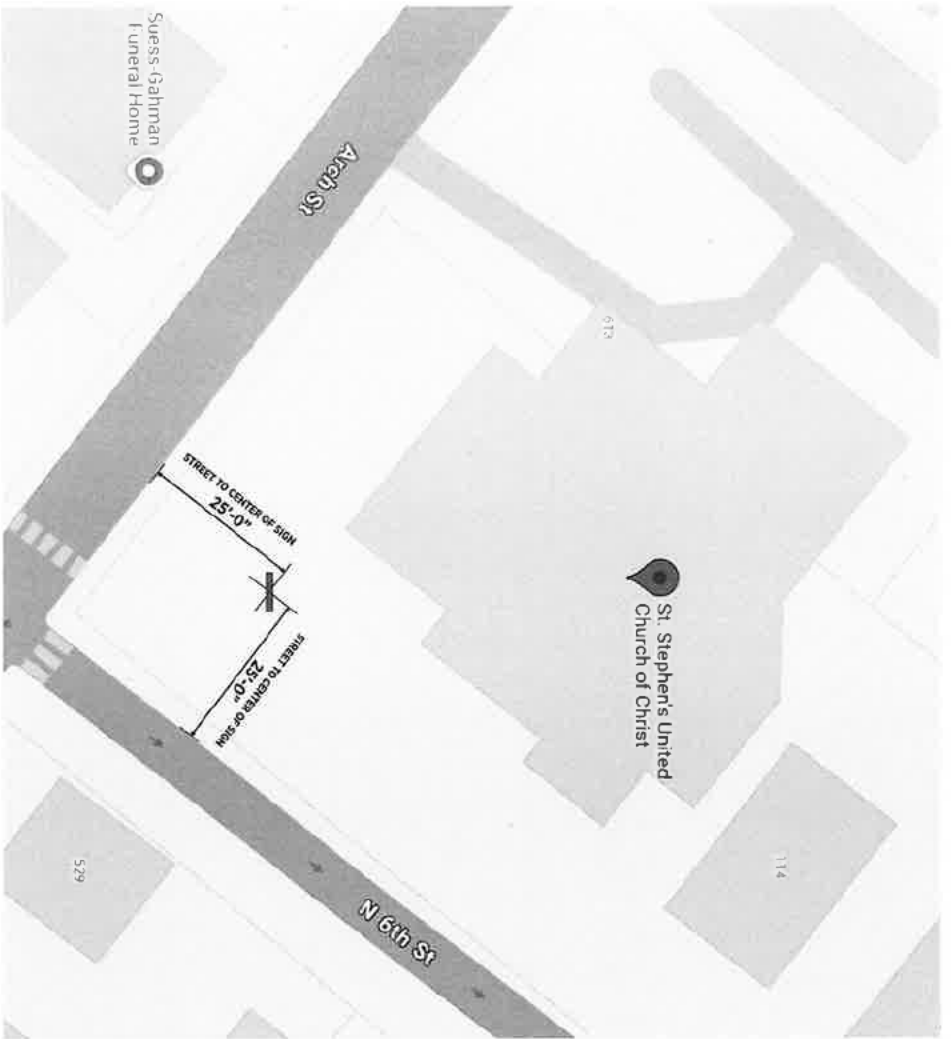
I hereby certify:

The precise residence and the complete post office  
address of the above-named Grantee is:

**613 Arch Street**

**Perkasie, PA 18944**

  
On behalf of the Grantee



**SITE PLAN**  
SCALE: NONE



**PROPOSED**  
SCALE: NONE



**EXISTING**  
SCALE: NONE



145 Railroad Drive  
Warminster, PA 18974  
267.988.4370

This is an official recorded zoning map. It is not to be altered or modified in any way. It is to be used as a reference only. It is not to be used as a basis for any other action. It is to be used as a reference only. It is not to be used as a basis for any other action.

Customer Approval:

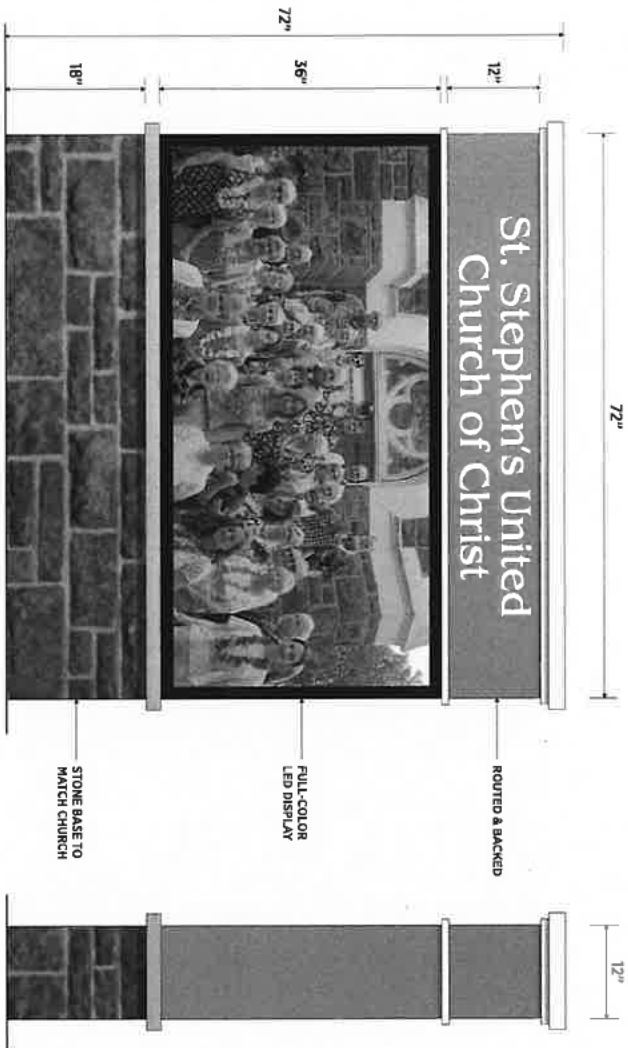
**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

**LOCATION**

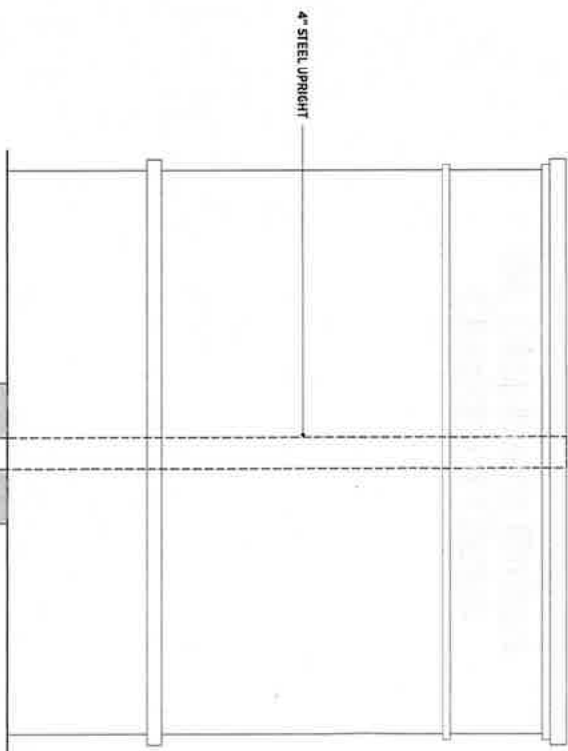
St. Stephen's United Church  
110 N 6th Street  
Perkasie, PA 18944

|                     |                 |
|---------------------|-----------------|
| DRAWN BY: SPH       | SCALE: As Noted |
| DATE: 11/11/2024    | SALES:          |
| UPDATED: 03/02/2025 |                 |
| JOB#:               | PAGE 1          |



**SINGLE FACE ILLUMINATED MONUMENT**  
 SCALE: 3/4" = 1'-0"

36 SQ.F



**MRC signs**  
 INSTALL • SERVICE • LIGHTING

145 Railroad Drive  
 Warmminster, PA 18974  
 267.988.4370

This is an optional illuminated drawing. It is not included in the standard price. If you want this feature, please specify it on your order. The drawing is the property of MRC Signs & Light. It is not to be used, reproduced, copied or published in any form without the written permission of MRC Signs & Light.

Customer Approval:

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

LOCATION

St. Stephens United Church  
 110 N 6th Street  
 Parkasle, PA 18944

DRAWN BY: SPH

DATE: 11/11/2024

UPDATED: 03/02/2025

JOB#:

SCALE: As Noted

SHEET:

PAGE 2

**NOTES**  
1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.

- 2018 IBC (PENNSYLVANIA BUILDING CODE)
- RISK CATEGORY II
- 114 MPH WIND SPEED, EXP. C

|             |             |            |
|-------------|-------------|------------|
| DRAWN BY:   | CHECKED BY: | CONMA. NO. |
| NG          | CP          |            |
| DRAWING NO. | DATE:       |            |
| DWG. - 1    | 03/04/2025  |            |

CLIENT:  
MRC Signs

PROJECT LOCATION:  
110 N 6th St, Perkasie, PA 18944

DRAWING TITLE:  
St. Stephen's U.C.O.C



**Brunswick Engineering, LLC.**  
614 US-130, (Suite B1),  
East Windsor, NJ 08520.  
info@brunswickengg.com

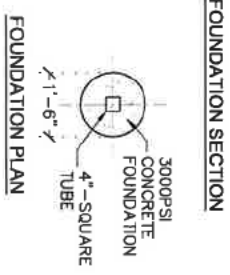
**CHINMAY PATEL, P.E.**



*Chinmay Patel*



**SINGLE FACE ILLUMINATED MONUMENT**  
SCALE: 3/4" = 1'-0"



**WIND DATA**

|                    |   |           |                              |   |      |                             |   |       |     |
|--------------------|---|-----------|------------------------------|---|------|-----------------------------|---|-------|-----|
| Building code      | = | 2018 IBC  | Importance Factor I          | = | 1    | Base Pressure, $y(qh/Kh)$   | = | 17.0  | psf |
| Wind Load criteria | = | ASCE 7-16 | Directionality Factor, $K_d$ | = | 0.85 | Mean Roof Height, $h$       | = | 6     | ft  |
| Wind speed $V_i$   | = | 114       | Topography Factor, $K_z$     | = | 1    | Exposure Coefficient, $K$   | = | 0.699 |     |
| Exposure condition | = | C         | ASD Wind Load Factor, $V$    | = | 0.6  | Velocity Pressure, $q_{vh}$ | = | 11.9  | psf |

**SIGN DATA**

|                    |   |      |        |
|--------------------|---|------|--------|
| Wind Force         | = | 500  | Pound  |
| Vertical Load      | = | 1000 | Pound  |
| Height to the load | = | 3    | ft     |
| Footing size       | = | 1.5  | ft     |
| All. Fnd pressure  | = | 1500 | psf    |
| Lateral bearing    | = | 300  | psf/ft |

**FOUNDATION**

|                      |   |      |     |
|----------------------|---|------|-----|
| Trial depth          | = | 3.80 | ft  |
| $s_1$                | = | 380  | psf |
| A                    | = | 2.05 |     |
| (d) Depth of footing | = | 3.81 | ft  |
| Foundation pressure  | = | 566  | psf |



GENERAL

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY PRIOR WRITTEN APPROVAL. FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK.

EXISTING CONDITIONS

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
2. ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 26 FEET OVERALL HEIGHT OR LESS. DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING, PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY-CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT ENGINEER FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING
  - a. ROUND HSS ASTM A500, GR B1 Fy=42 KSI MIN.
  - b. SQUARE/RECT HSS ASTM A500, GR B Fy=46 KSI MIN.
  - c. THREADED ROD F1554 GR 55 Fy=55 KSI MIN.
  - d. STEEL PLATE STD. ASTM A36 Fy=36 KSI MIN.
  - e. PIPE A53, GR B Fy=35 KSI MIN.
2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. NUTS SHALL CONFORM TO ASTM A563.
5. WASHERS SHALL CONFORM TO ASTM F944
6. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
7. WELDING:
  - a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSIS AWS D1.1
  - b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS WELDER WITH ACTIVE STATUS AT TIME OF WELDING
  - c. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASMS5), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Fy=38 KSI MIN, Fy=38 KSI MIN, Ftu=24 KSI MIN, Ftu=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Fy=38 KSI MIN, Fy=35 KSI MIN, Ftu=24 KSI MIN, Ftu=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Fy=42 KSI MIN, Fy=35 KSI MIN, Ftu=24 KSI MIN, Ftu=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Fy=38 KSI MIN, Fy=35 KSI MIN, Ftu=24 KSI MIN, Ftu=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/4 INCH
8. FILET WELDS SHALL NOT EXCEED THINNESS MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D12
11. ALUMINUM CHANNEL, LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM. UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS, THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

NOTES  
1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.

- 2018 IBC (PENNSYLVANIA BUILDING CODE)
- RISK CATEGORY II
- 114 MPH WIND SPEED, EXP. C

|             |            |           |
|-------------|------------|-----------|
| DRAWN BY    | CHECKED BY | COMM. NO. |
| NG          | CP         |           |
| DRAWING NO. | DATE:      |           |
| DWG. - 2    | 03/04/2025 |           |

CLIENT:  
MRC Signs

PROJECT LOCATION:  
1110 N 6th St, Perkasie, PA 18944

DRAWING TITLE:

St. Stephen's U.C.O.C



Brunswick Engineering, LLC.  
614 US-130, (Suite B1).  
East Windsor, NJ 08520.  
info@brunswickeng.com

CHINMAY PATEL, P.E.





# BOROUGH OF PERKASIE

620 W. Chestnut St  
P.O. Box 96  
Perkasie, PA 18944

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

April 3, 2025

MRC Signs  
Mary Kelly  
704 Dublin Pike  
Dublin, PA 18917

**Subject:** Revised Zoning Review for Freestanding Changeable LED Sign Application  
**Property Address:** 110 N 6th Street  
**Parcel Number:** 33-005-525  
**Zoning District:** C-2 / Town Center Overlay

Dear Ms. Kelly,

This letter presents the results of the zoning review for your sign application submitted on March 7, 2025, for the proposed freestanding changeable LED sign at 110 N 6th St, owned by St. Stephens LLC. The application indicates that the new LED sign will replace an existing illuminated freestanding sign. The proposed sign measures 6 feet wide by 6 feet high, consisting of a 6 square foot solid, routed, and backed stationary section and an 18 square foot LED changeable display, totaling 24 square feet. The planned installation site, at the corner of Arch St and N. 6th St, is 25 feet from both North 5th Street and Arch Street.

The proposed location meets the requirements of § 186-75(A) of the zoning ordinance, as the sign will be located beyond the minimum setback of five feet from the rear edge of the sidewalk. However, the proposed sign does not comply with the following zoning requirements:

1. **Total Sign Area** (§ 186-80C(3)): The total sign area of 24 square feet exceeds the 16 square feet limit for commercial districts by 8 square feet. To comply, the sign area must be reduced.
2. **LED Portion** (§ 186-78B(1)(d)): The LED section constitutes 75% of the total sign area, exceeding the 50% maximum permitted for changeable content. To comply, the LED portion must be reduced, or the static section must be increased proportionally.
3. **Illumination Standards** (§ 186-78B(1)): The following requirements were not noted in the application and must be addressed for compliance:
  - The sign must be effectively shielded to prevent glare directed at streets, highways, or neighboring properties.
  - Illumination intensity must not exceed 1/4 footcandle as measured at the curb line or shoulder.

- The illumination must be continuous, with no blinking or flashing elements.
- Changeable copy content must not update more frequently than once every 60 seconds, except for time or temperature displays, which may change every five seconds. Scrolling text is not permitted.

Based on the review, the application has been **denied**. To move forward with your application, you must:

1. Adjust the total sign area to comply with the 16 square feet limit.
2. Modify the LED portion to meet the 50% changeable content restriction.
3. Provide documentation confirming compliance with shielding, glare, and illumination standards, such as a photometric study or manufacturer specifications.

Alternatively, you may apply for variances from the Zoning Hearing Board to seek approval for the proposed sign dimensions. Enclosed is a copy of the Zoning Hearing Board application for your convenience. Applications must be submitted to the Borough Office by the last working day of the month for hearings, which are generally scheduled for the fourth Monday of each month. The filing fee for commercial use is \$1,250 per the 2025 fee schedule.

Please contact me at 215-257-5065 or [cgrillo@perkasiaborough.org](mailto:cgrillo@perkasiaborough.org) if you have any questions or need assistance in addressing these requirements.

Sincerely,



Cassandra L. Grillo, CZO, BCO  
Zoning Officer and Code Enforcement Administrator  
Borough of Perkasio  
620 West Chestnut Street  
P.O. Box 96  
Perkasie, PA 18944  
Phone: 215-257-5065  
Fax: 215-257-6875  
Website: [www.perkasiaborough.org](http://www.perkasiaborough.org)

CC: Andrea L. Coaxum, Borough Manager  
Linda J. Reid, Assistant Borough Manager  
Megan McShane, Executive Assistant  
Jeffrey P. Garton, Esq., Borough Solicitor

## 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:

## 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. 4<sup>th</sup> 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. 4<sup>th</sup> 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



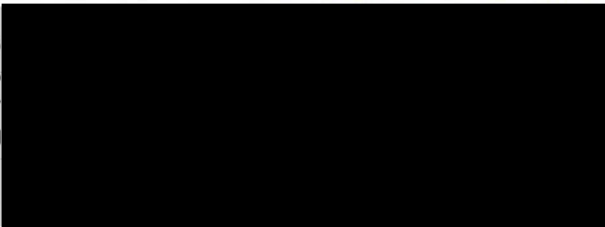
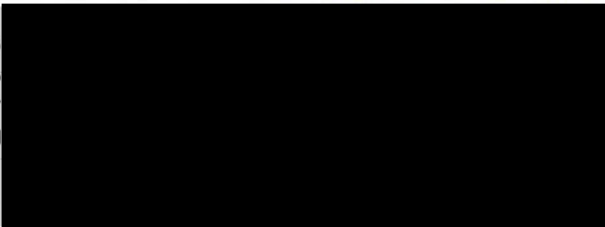
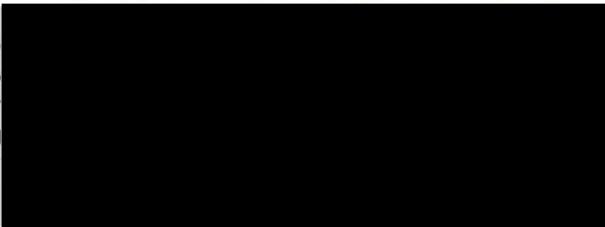
# BOROUGH OF PERKASIE

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 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 internet manufacturer, 4D manufacture  
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:   
(c) Telephone number:   
(d) E-mail address:   
(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 PERKASIE

|                           |               |             |          |
|---------------------------|---------------|-------------|----------|
| 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.

CENTURY 21

Keim Realtors

**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 4<sup>th</sup> 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,



**Loren Keim**

Broker, CENTURY 21 Keim Commercial

|                             |                             |                             |                             |                             |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| CENTURY 21<br>Keim Realtors | CENTURY 21<br>Keim Realtors | CENTURY 21<br>Keim Realtors | CENTURY 21<br>Keim Realtors | CENTURY 21<br>Keim Realtors |
| Allentown                   | Bethlehem                   | East Stroudsburg            | Greentown                   | Lords Valley                |
| 610-395-0395                | 610-666-6262                | 610-474-1171                | 610-676-4800                | 610-775-4000                |

## **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 8<sup>th</sup>. I will need to be able to have an accommodating space to conduct classes by then.

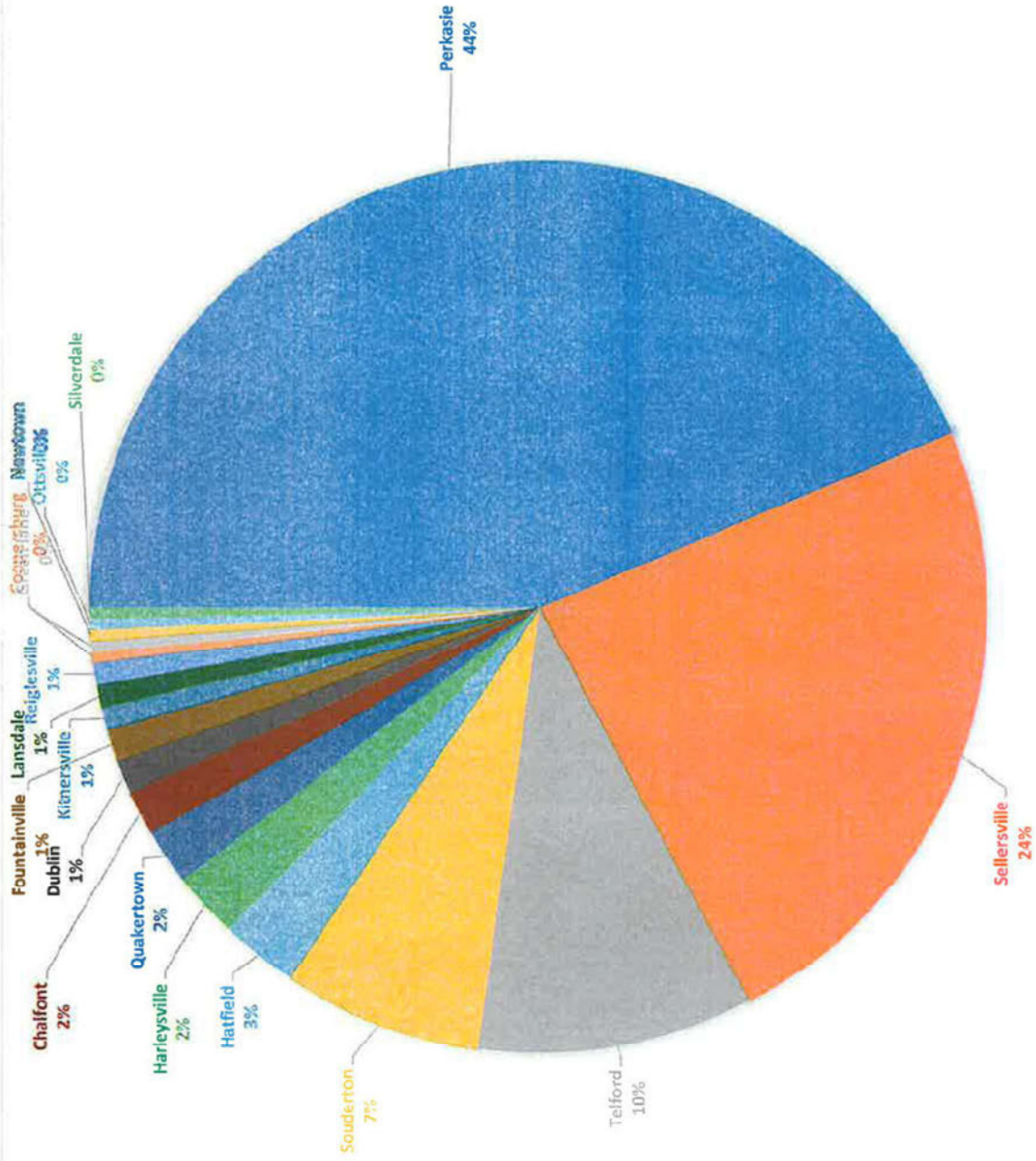
Over the past year I have been avidly searching for new spaces in Perkasio, and all the other surrounding towns with no success. Perkasio has an industrial building on Tunnel Road with ample parking but 20k more square feet than I could use. It also has a building in Perkasio Square for triple the rent 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 4<sup>th</sup> 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          |
| <b>Total</b>  | <b>250</b> |



#12

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

213

214

UNIT 1A

FOURTH STREET



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**

By Frederick P. Weltzin  
Gina Weltzin

TO

Saucun 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.

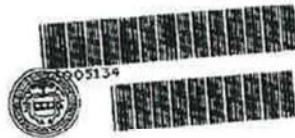
Recorder of Deeds



DATE 2/3/2000  
REGISTERED IN PERMANENT RECORDS  
REAL ESTATE REGISTRY

SECRETARY

*John Condit*



# 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 BUCKS, PA  
FEB - 8 00  
*Edward P. Frohman*  
REC'D - FEB 8 2000

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

Notary Public

## 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<br>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).

SITE PLAN SCALE: 1" = 40'-0"

