

MINUTES OF MEETING
PERKASIE BOROUGH ZONING HEARING BOARD
JULY 25, 2011

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Zoning Hearing Board Members:	Bill Davis Dennis Hurchalla (absent)
	John Yannaccone David Barndt Steve Pizzollo Andrew Rumbold (alternate) Doug Taylor (alternate)(absent)
Zoning Hearing Board Solicitor:	Colby Grim
Code Enforcement Administrator:	Tracey Berry

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

Approval of Minutes

The minutes of the June 27, 2011 Zoning Hearing Board meeting were unanimously approved on a motion by Andrew Rumbold and seconded by Bill Davis.

File No. #201-4, ABH Builders Inc. 416 S 5th St, Tax Parcel #33-004-060-001.

Thomas Grant of 416 S 5th Street, and Michael & Jaime Hill of 412 S 5th Street who had requested party status at the last meeting were present.

Applicant requests a variance from side yard setback requirements, lot area, lot width and impervious surface requirements to construct a single family dwelling on a vacant lot.

Presented were all exhibits, the application and notices concerning this file.

Carl Weiner, Council for the applicant, and the applicant Arthur Herling III presented the application.

Tiffany Kringe, witness for the applicant, owner of the lot, and prior owner of the adjoining lot testify that to the best of her knowledge that the lot was being kept separate prior to her purchasing the lot in 2006. She also testified that she kept the lot separate the entire time she owned the lot. Ms. Kringe also testified that there were no outbuildings or fences on the property.

After testimony from Ms. Kringe, Mr. Grant, who had requested party status, noted that there is a shed and other items and debris on the vacant lot to the rear of the property. Mr. Grant also stated that he is opposed to the construction of a dwelling on the lot because of the closeness to adjoining properties.

Mr. Hill also stated he objects to the construction due to the closeness to his property, as well as the driveway off of 5th Street due to the fact that most of the properties in that area have the driveways coming off the alleyway in the rear.

After discussion in Executive Session, the Zoning Hearing Board, on a motion by Steve Pizzollo, seconded by John Jannaccone, the application was denied.

File No. #2011-5, ABH Builders, South 6th Street, Tax Parcel #33-004-122.

Carl Weiner, Council for the applicant, and the applicant Arthur Herling III presented the application.

The applicant is requesting relief from lot area, front yard, side yard, rear yard, lot width and lot coverage requirements.

Presented were all exhibits, the application and notices concerning this file. The applicant stated that there were no buildings, driveways, etc. on the vacant lot and the lot has been kept separate from the adjoining lot, which were both owned by the same person for several years prior to being sold.

After discussion, the audience was asked if there was anyone that had questions for the applicant. Shawn McSorley of 329 S 6th Street noted that there is a driveway on the lot and that he is opposed to construction of such a large dwelling on the property due to the size of all dwellings on surrounding lots.

Steve Orzel of 344 S 6th Street questioned the parking situation, noting that in the summer months when the pool is open there is a lot of additional traffic on the roadway. He also noted that the parking is a situation during the fall during high school football games. Mr. Orzel also stated that he was a personal friend of the previous owner and that there was a shed on the vacant lot that was torn down several years ago. Mr. Orzel stated he is opposed to the construction of the dwelling on the lot due to the parking issues and additional traffic.

After discussion in Executive Session, the Zoning Hearing Board, on a motion by Bill Davis, seconded by Steve Pizzollo, the application was denied.

Other Business

None.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned.

Dennis Hurchalla, Secretary