

MINUTES OF MEETING
PERKASIE BOROUGH ZONING HEARING BOARD
JANUARY 23, 2012

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Zoning Hearing Board Members:	Dennis Hurchalla John Yannaccone David Barndt Andrew Rumbold David Weaver (alternate) Angela Kelly (alternate)
Zoning Hearing Board Solicitor:	TJ Walsh
Borough Manager/Zoning Officer:	Daniel Olpere

The Zoning Hearing Board public hearing was convened at 7:34 pm.

Approval of Minutes

The minutes of the October 24, 2011 Zoning Hearing Board meeting were unanimously approved on a motion by Dennis Hurchalla, seconded by Andrew Rumbold.

Re-Organization :

John Yannaccone made a motion to have Dave Barndt remain as Chairperson. Andrew Rumbold seconded the motion, the motion passed 6-0.

Dennis Hurchalla motioned to have John Yannaccone remain as Vice Chairperson. Andrew Rumbold seconded the motion, the motion passed 6-0.

Andrew Rumbold made a motion to have Dennis Hurchalla remain as Secretary. John Yannaccone seconded the motion, the motion passed 6-0.

Dennis Hurchalla motioned that Grim, Biehn & Thatcher remain as Solicitor. John Yannaccone seconded the motion, the motion passed 6-0.

The Board also took a moment to thank Bill Davis who has resigned from the Board, for his many years spent serving the Zoning Hearing Board.

File No. #2011-11 Preston & Mary Miller, 418 S Main Street, Tax Parcel #33-9-39-2.

Applicant seeks a special exception to allow the conversion of an existing single family dwelling into a two family dwelling with an in-law-suite. Mr. & Mrs. Miller were sworn in. It was stated that in 2003 their daughter and son-in-law moved in with their three children. It was also stated that the door that divides the two residences is open half of the time and they added a cook top in 2003. There are seven (7) occupants at the residence. John Yannaccone made a motion, which was seconded by Dennis Hurchalla, to grant the special exception conditioned upon the following conditions:

1. Only persons related to the homeowners are permitted to live there.
2. Interior accessibility must be maintained.
3. They follow all other borough codes.

File No. #2011-10 Nathan Soliday, S 6th Street, Tax Parcel #33-4-111.

Applicant requests a variance from lot width, lot area and front yard setback requirements to construct a single family dwelling.

After lengthy discussion, on a motion by John Yannaccone, seconded by Dennis Hurchalla, to

reverse in part the prior decision and sustain in part the prior decision.

1. The Board sustained the portion of the determination by holding that the corner lot yard facing S 6th St. constitutes a front yard for purposes of the minimum front yard setback.
2. The Board denied the applicants appeal for the minimum lot area requirements.
3. The Board denied the applicants validity challenge based upon the theory of reverse spot zoning.

Other Business

None.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 12:25 AM.

Dennis Hurchalla, Secretary