

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
January 16, 2020

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Dennis Hurchalla
David Worthington
David Weaver
John Yannacone
John Wilcox

ZHB Solicitor: Colby Grimm

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

Re-Organization

On a motion by John Yannaccone, and seconded by Dennis Hurchalla, David Barndt was appointed Chair of the Perkasie Borough Zoning Hearing Board for 2020.

On a motion by Dave Worthington, and seconded by Dennis Hurchalla, John Yannaccone was appointed Vice- Chair of the Perkasie Borough Zoning Hearing Board for 2020.

On motion by David Weaver, and seconded by John Yannaccone, Dennis Hurchalla was appointed Secretary of the Perkasie Borough Zoning Hearing Board for 2020.

On a motion by Dennis Hurchalla, and seconded by John Wilcox, the Zoning Hearing Board unanimously agreed to appoint Colby Grim of Grim, Biehn and Thatcher as the Zoning Hearing Board Solicitor for 2020.

Meeting Minutes:

Upon motion by John Yannaccone, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from December 9, 2019.

New Business

File No. 2019 - 10, The Appellant, 601 Spruce Street Investment Partners LLC, is the Owner of Legal Title of Tax Parcel Nos. 33-005-094 & 33-005-107-001 located at 601 W. Spruce Street on the eastern side of W. Spruce Street between S. 7th Street and S. 5th Street in Perkasie Borough,

PA. The Appellant has requested a variance from both Zoning Ordinance §186-18.B.(5)(b)[3] to permit more than two (2) floors to be used for dwelling units in Building E and Zoning Ordinance §186-70.J. for a reduction in separation of less than 12 feet between a parking area and public street. Due to the requirements needed for the historic renovation of the existing buildings, a third floor is needed on the proposed building. The Appellant is also requesting a Special Exception to permit "Residential Conversion" (B6) use for Buildings A, C and D. The exception is allowed under §186-20.I. (1)(c) of the Zoning Ordinance. Finally, the Appellant is requesting relief from a condition of Zoning Hearing Board Appeal No. 2017-5 that states the maximum amount of units allowed is 80 units to permit 97 units.

No party status was requested

1. Applicant's requests for a Special Exception from § 186-20.I.(1)(c) to permit a Residential Conversion use in Building A,C and D was granted.
2. Applicant's request for a variance from § 186-18.B.(5).(b).[3] to permit 3 floors or levels to be used for residential units in Building E was granted.
3. Applicant's request for a variance from §186-79.J to permit the separation between a parking area and a public street to be less than 12 feet was granted.
4. Applicant's request to remove the condition from Appeal No. 2017-5 stating that the maximum amounts of units allowed was 80 units was granted.

File 2019-7 The applicant, reAlliance, LLC, which is located at North Eighth Street, is requesting zoning relief as follows: Following the recent rezoning of Tax Map Parcels 33-005-0456 and 33-005-438 to R-3, the applicant, reAlliance, LLC, is requesting zoning relief as follows:

- (i) a special exception to allow a twenty-six (26) unit residential conversion apartment building and relief associated with parking on Tax Map Parcel 33-005-458-001 which is zoned I-2, and is also in the TC-Town Center Overlay Zoning District; and
- (ii) dimensional variance relief to allow twenty-eight (28) townhouse homes on Tax Map Parcels 33-005-0456 and 33-005-438 which are zoned R-3. The property is abandoned and contains buildings laying to waste that were partially non-conforming, this relief is necessary for the reasonable use of the property.

No party status was requested

1. Applicant's request for a special exception or in the alterative a use variance to allow a 26 unit apartment building on parcel 33-005-458-001 was denied.
2. Applicant's request for a variance to allow 35 parking spaces where 48 parking spaces are required on parcel 33-005-458-001 or in the alternative determination that the existing parking area is non-conforming and/or sufficient parking exists within 300 feet of the property pursuant to § 186-62.H was denied.
3. Applicant's request for a variance from §186-20.I (3) for a minimum lot area of 20,000 square feet on parcel 33-005-458-001 was denied.

4. Applicant's request for a variance from §186-20.D.(4) regarding the side yard setback, rear yard setback, maximum lot coverage and maximum building height was denied.
5. Applicant's request for a variance from §185-18.B.(3) to permit 14 townhomes in a row was denied.

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 7:45 P.M

Dennis Hurchalla, Secretary