

**Perkasie Borough
Zoning Hearing Board Agenda
September 27, 2021**

1. Meeting Convenes at 7:30 PM, Perkasie Borough Office, 620 W. Chestnut Street Perkasie Pa 18944
2. Approval of Meeting minutes from the July 26, 2021
3. Old Business
4. New Business

File 2021-6 The Appellants, Katherine A. Knoble and Christopher T. Nicolosi, are the Owners of Legal Title of Tax Parcel No. 33-001-031-002 located at 429 S. Ridge Road on the east side of S. Ridge Road (SR0563) between Old Bethlehem Pike and North Lane in Perkasie Borough, PA. Currently, TMP #33-001-031-002 appears to contain two (2) structures. The primary structure is a dwelling with the intended use of a “Single-Family Detached Dwelling” (B1), which is a use permitted by right in the R-1B Zoning District. The accessory structure is currently a pole barn with driveway access to S. Ridge Road. The Appellant proposes to convert the pole barn into 30-percent living space for a family member and the remaining 70-percent shall remain unchanged. Based on information gathered, it appears that the property provides for sufficient parking for both uses. The Zoning Ordinance requires four (4) off-street parking stalls for two (2) residential structures. Request Zoning Relief: The Appellant is seeking a Special Exception from the following section of the Zoning Ordinance: §186-20.B.(1)(c).

File 2021 - 7 The Appellant, reAlliance, LLC, is the Owner of Equitable Title of Tax Parcel Nos. 33- 005-438, 33-005-456 and 33-005-458-001 located on N. 8th Street and Arch Street near the intersection of N. 8th Street and W. Market Street in Perkasie Borough, PA. The Appellant proposes to consolidate TMPs #33-005-438 and #33-005-456, including the portion of Arch Street that abuts the parcels, and then re-subdivide the property to construct twenty-eight (28) rowhome residential dwellings along with associated individual detached garages, driveways, and walkways, as well as, public sidewalks and alley. The Appellant also proposes to demolish the existing building on TMP #33-005-458-001 and construct a new multifamily apartment building with twenty-one (21) residential dwelling units along with Request Zoning Relief: The Appellant is seeking a variance from the following sections of the Zoning Ordinance: §186-18.B.(5)(b)[1], §186-18.B.(5)(b)[3], §186-18.B.(5)(d)[1], §186-18.B.(12)(a)[1][i], §186-20.I.(1), §186-20.I.(3), §186-20.J.(5)(d), §186-30, §186-33, §186-38.A, §186-45.D, §186-54, §186-70.A, §186-70.F, and §186-70.I. associated sidewalks and parking areas. Currently, all three (3) parcels contain a vacant lumberyard.

5. Other Business
6. Adjournment

