

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
February 28, 2022

620 W. Chestnut Street  
Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

Dave Brandt  
Dennis Hurchalla  
David Weaver  
John Yannacone  
John Wilcox (Absent)  
Tim Rimmer  
ZHB Solicitor: Colby Grim  
Doug Rossino: Borough Engineer

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

**Meeting Minutes:**

Upon motion by Dave Weaver, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from February 15, 2022.

Timothy Rimmer was sworn in as the newest member of the Zoning Hearing Board.

**New Business**

**File 2022-3** The Appellants, Robert J. and Rebecca A. Morano, are the Owners of Legal Title of Tax Parcel No. 33-010-124 located at 36 S. Main Street on the west side of S. Main Street (SR4087) between E. Market Street and Strassburger Road in Perkasie Borough, PA. Currently, TMP #33-010-124 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-2 Zoning District. The accessory structure is currently a detached garage with second floor storage area and driveway access to S. Main Street. The Appellant proposes to convert the second floor of the detached garage into a one bedroom apartment. 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. The subject property is located within the Two Family Residential (R-2) Zoning District and the surrounding properties within 100 feet are located within the Two Family Residential (R2) Zoning District. The parcel currently contains a use permitted by right. The intended uses are a "Single-Family Detached Dwelling" (B1) residential use, which is a use permitted by right in the R-2 Zoning District, and "Residential Conversion" (B6) residential use, which is a use permitted as a Special Exception in

the R-2 Zoning District. Based on the latest deed, the lot size is approximately 20,309 square feet. According to FEMA map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain. In order to accomplish the item noted above, the Appellant is requesting a Special Exception from the Borough's Zoning Ordinance. The Special Exception is to permit "Residential Conversion" (B6) use. Request Zoning Relief: The Appellant is seeking a Special Exception from the following section of the Zoning Ordinance: §186-20.C.(1)(c).

Party Status – None

Present were all exhibits, the application and notices concerning the file.

Mr. Morano plans to finish the second floor of an existing detached garage into a one bed apartment with a washer and dryer. The apartment will have parking for two vehicles. Because there will be enough parking for 5 cars a buffer needs to be put in place. Mr. Morano stated that there is a hedge row of Forsythia bushes that already creates a buffer. The outside of the building will get a fresh coat of paint but remain the same to meet the conditions of a Residential Conversion. It was suggested that Mr. Morano checks with Perkasio Regional Authority (PRA) to see if an additional EDU is needed and if tapping fees will need to be paid.

Public Comment - None

Perkasie Borough Zoning Hearing Board hereby grants Applicant's request for a Special Exception from the Borough's Zoning Ordinance subject to the following conditions:


1. Applicant shall get an EDU and pay the tapping fee if needed.
2. Applicant shall maintain the Forsythia bushes as a buffer.
3. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the uses and construction of the Property.

On a motion made by John Yannacone and seconded by Dave Hurchalla, the Zoning Hearing Board granted the applicants' request for a Special Exception from the following section of the Zoning Ordinance: §186-20.C.(1)(c).

Other Business

None

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 8:15 P.M

  
Dennis Hurchalla, Secretary