

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
January 23, 2023

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
John Yannacone
John Wilcox
Tim Rimmer
John Knouse
Laura Auger
Sue Bower
ZHB Solicitor: Colby Grim
Doug Rossino: Borough Engineer

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

Meeting Minutes:

Upon motion by John Yannacone, seconded by Tim Rimmer, the Zoning Hearing Board unanimously agreed to approve meeting minutes from December 27, 2022.

Re-Organization

Upon motion by John Yannacone, seconded by Tim Rimmer, the Zoning Hearing Board unanimously appointed Dave Barndt Chairman.

Upon motion by Dave Brandt, seconded by Tim Rimmer, the Zoning Hearing Board unanimously appointed John Yannacone Vice Chairman.

Upon motion by John Wilcox, seconded by John Knouse, the Zoning Hearing Board unanimously appointed Tim Rimmer Secretary.

Sue Bower was sworn in as the newest Zoning Hearing Board Member.

Old Business

File No. ZHB # 2022-13

Appellant: 4th Soil Perkasio LLC
Property Location: 501 W. Market St
Tax Parcel Number: 33-005-536

Background: The Appellant, 4th Soil Perkasio, LLC, is the Owner of Equitable Title of Tax Parcel No. 33-005-536 known as the former First United Methodist Church of Perkasio located at 501 W. Market Street on the northern corner of the intersection of W. Market Street and N. 5th Street in Perkasio Borough, PA. The Appellant proposes to convert the existing vacant church into a fine arts academy/community center on the basement and 1st Floors and a two (2) and three (3) bedroom residential apartment on the 2nd Floor. All renovations are proposed to be interior.

Request Zoning Relief: The Appellant is seeking a Special Exception, Use Variance and variances from the following sections of the Zoning Ordinance: §186-18.B.(6)(c)[1]&[2], §186-18.C.(13), §186-20.C.(1), §186-20.C.(1)(c), §186-20.J.(4)(a)&(c), §186-61.C.(2)(f), and §186-61.C.(3)(b),(k)&(n).

Party Status

None

The case was opened at the October 24, 2022 meeting and by request of the Applicant the case has been continued to the November 28th meeting. At the November 28, 2022 the Applicant requested that the case be continued to the December 27, 2022 meeting. The December 27, 2022, Case # 2022-13 has at the request of the Borough has been continued to the January 23, 2023 meeting. At the request of the Applicant this case has been continued to the February 27, 2023 meeting.

Upon motion by John Yannacone, seconded by John Knouse, the Zoning Hearing Board unanimously agreed to continue the case to the February 27, 2023 meeting.

New Business

File No. ZHB # 2023-1

Appellant: Benjamin S. Stutzman
Property Location: 402 W. Callowhill St
Tax Parcel Number: 33-006-109

Background: The Appellant, Benjamin S. Stutzman, is the Owner of Legal Title of Tax Parcel No. 33-006-109 located at 402 W. Callowhill Street near the intersection of N. 5th St and W. Callowhill St in Perkasio Borough, PA. The Appellant proposes to convert an existing single-family dwelling into a duplex by converting the basement into an apartment through Residential Conversion, which is permitted as a Special Exception in the R-2 Zoning District. The Appellant is also requesting a variance to reduce the required off-street parking space width.

Request Zoning Relief: The Appellant is seeking a Special Exception and variance from the following sections of the Zoning Ordinance: §186-20. C.(1)(c) and §186-70. A.

Party Status

None

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

Mr. Stutzman owns 402 W. Callowhill St and has been there for the last 25 years. His children are grown and have moved out, and he would like to turn the basement into a two-bedroom apartment, the bedrooms and full bath are already there. This space would be a rental. The second and third floors would have on the first floor, a Livingroom, dining room, kitchen, full bath and a bedroom. The second floor would have two bedrooms and a full bath. There would be a separate entrance for each unit.

Mr. Stutzman is also asking for a variance for parking space. After a short discussion it became apparent that the variance was not needed because there was enough area to cover the parking requirements.

Mr. Jeff Day of 325 W. Callowhill St Perkasio, addressed the Board stating that Mr. Stutzman has been his neighbor for the last 20 some years and has done a wonderful job of improving the property and he has no objection to the improvements that want to be made.


On a motion made by John Yannacone, and seconded by Tim Rimmer, 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). subject to the following conditions:

1. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the construction and use of the property.
2. Applicant will improve the property in a manner consistent with the testimony and plans submitted with the application.

Other Business

None

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 8: 30PM



Tim Rimmer, Secretary