

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
March 25, 2024

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer (absent)
John Yannacone
Sue Bower
John Wilcox
Laura Auger
John Knouse

ZHB Solicitor: Colby Grim

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

Meeting Minutes:

Upon motion by John Yannacone, seconded by John Wilcox, the Zoning Hearing Board unanimously agreed to approve meeting minutes from February 26, 2024.

New Business

Case File 2024-03 TMP #33-009-169 / 200 Wyckford Dr. / Daniel J Taylor / Variance Request for Setback Requirements on a Non-Conforming Lot

A hearing was convened to discuss Daniel J Taylor's proposal to build two additions and a patio onto the primary structure of his property. Mr. Taylor is seeking two variances from the Borough's Zoning Ordinance: one to allow a side yard setback of 7.2 feet for the smaller addition (where 15 feet is required), and another to permit alterations, reconstruction, or enlargement of a nonconforming structure, thus increasing its nonconformity.

No party status was requested during the hearing.

Daniel J Taylor, accompanied by Robert Wagner, presented plans for the proposed additions on the existing property, which is currently situated on a non-conforming lot.

Colby Grim sought clarification on the purpose of the addition requiring the variance. Mr. Wagner explained that it would serve as an extension of the garage to square off the house for storage, replacing an existing patio.

Mr. Brandt inquired about Mr. Wagner's role, to which he clarified that he is from the architectural office responsible for designing the project. Mr. Brandt then questioned the purpose of the larger addition, which Mr. Taylor confirmed would be utilized as a family room and dining area.

Mr. Taylor testified that the larger addition and patio would comply with the zoning ordinance.

John Wilcox motioned to grant variances from section 186-20.B(2) to permit a side yard setback of 7.2 inches and section 186-84 of the Zoning Ordinance to allow an enlargement of a will that will increase the nonconforming structure, as requested Daniel J Taylor, with the following conditions:

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

Laura Auger seconded the motion. All were in favor.

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 7:55 P.M.

A handwritten signature in black ink, appearing to read 'T. Rimmer', is written over a horizontal line.

Timothy Rimmer, Secretary