

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
May 28, 2024

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer
John Yannacone (absent)
Sue Bower (absent)
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 Wilcox, seconded by Laura Auger, the Zoning Hearing Board unanimously agreed to approve meeting minutes from March 25, 2024.

New Business

Case File 2024-02

The hearing was convened to discuss the property at 135 S. Main St., Perkasie Borough, PA, identified as Tax Parcel No. 33-027-014. This property currently includes two structures: a primary dwelling used for "Residential Conversion" (B6) and a detached garage. In April 2024, a special exception was granted to convert the three-family dwelling units into six-family dwelling units. The owner now seeks a variance from § 186-18.B.(6)(b) to make several exterior changes to the building to accommodate this conversion.

Attendees Requesting Party Status:

- Mark Gonder, 148 S. Main St.
- Kathleen Ruth, 525 E. Walnut St.
- James Bedeaux, 134 S. Main St.

Presentation: Elan Shermin, Chairman of 135 S. Main LLC, along with his attorney Gavin Labowski, presented the application. They also provided a copy of the Zoning Hearing Board Decision from April 2024. Shermin described the proposed exterior changes to the main building, including:

1. Removing an unsafe second-floor sunroom and replacing it with a two-story addition using the existing footprint.
2. Connecting two small dormers on the front of the building.

3. Raising the roof pitch in several locations.
4. Adding a total of three dormers to utilize the attic space for an apartment.

Shermin explained that he initially believed the attic space could be made adequate for living without exterior changes, but later learned from a design professional that ceiling heights did not meet building code requirements.

Questions and Concerns:

- **Mark Gonder:** Questioned why Shermin was unaware that the attic was inadequate for living space without exterior changes. Shermin explained that converting existing structures involves complex planning and he initially thought the space would be sufficient. Gonder also questioned the definitions between a multifamily dwelling and a residential conversion and expressed opposition to the variance.
- **James Bedeaux:** Expressed concerns about parking and traffic issues resulting from the residential conversion during the public comment period.

Motion: John Knouse motioned to grant the variance from § 186-18.B.(6)(b), allowing the proposed exterior changes to the Residential Conversion, with the following conditions:

1. The applicant shall improve the property in a manner consistent with the testimony and plans submitted with the application.
2. The applicant shall comply with all Borough, County, and State codes, laws, regulations, and ordinances regarding the use and construction of the property.

John Wilcox seconded the motion. The motion was unanimously approved.

Adjournment: With no further business, the meeting was adjourned at 8:35 P.M.



Timothy Rimmer, Secretary