

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
March 25, 2019

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Barndt
Dennis Hurchalla
David Weaver
John Yannaccone
John Wilcox
Dave Worthington

Zoning Hearing Board Solicitor:
Borough Engineer

Colby Grimm
Doug Rossino

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

David Worthington was sworn in as a Zoning Hearing Board member.

Meeting Minutes:

Upon motion by John Yannaccone, seconded by David Weaver, the Zoning Hearing Board unanimously agreed to approve meeting minutes from January 28, 2018.

New Business

File 2019-5, McDonald's Corporation Appellant. The Applicant is Tenant with permission of owner of legal title of Tax Parcel Number 33-009-001 which is located at 503 Constitution Avenue near the intersection of Constitution Avenue and Arbor Boulevard in Perkasie Borough, PA. The Appellant is asking for a variance for additional building mounted signage. The variance is from Section 186-81A 1D of the Zoning Ordinance. The property is located in the I-2 zoning district, with frontages Constitution Avenue and Arbor Boulevard. Core States Group Applicant for McDonalds requested a continuance to the April 22, 2019 meeting due to a representation conflict. A motion was made by Dennis Hurchalla and seconded by Dave Weaver to grant Core States Group their request.

File No. 2019-2, Stampfl Associates Appellant. The Applicant requests a variance from Sections 186-39 and 186-20.B (3) of the Zoning Ordinance. Variance from the maximum height of 30' to 35' for twin dwellings only for lots 2 and 3. The Applicant also request a variance to allow a 2'

encroachment into the rear yard setback for a 2'x12' cantilevered portion of 1-story Breakfast room proposed single family residence for lot 1 and 2' encroachment into the rear yard setback for a 2'x6' cantilevered direct –vent gas fireplace enclosure for lots 2 and 3. The property is located between N. Ridge Rd and Ridge Ave. near Tunnel Rd. 208 Ridge Ave. Tax Parcel # 33-003-006.

Presented were all exhibits, the application and notices concerning this file.

Kevin Smith of Stampfl Associates and Gregory Thompson owner of 208 Ridge Avenue where present.

Party status was requested by Matt Fricker of 234 North Ridge Road.

Upon motion by Dennis Hurchalla, seconded by Dave Weaver, the Zoning Hearing Board granted the applicants' request for the two variances from Sections 186-39 and 186-20.B (3) of the Zoning Ordinance subject to the following conditions:

1. Applicate shall have a rear yard setback of 26.4 feet for lot one.
2. Applicate shall have a rear yard setback of 32.85 feet for lots two and three.
3. Applicate shall have a maximum building height of 35 feet.
4. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the Property and as shown on Exhibit A-1.

File No. 2019-4, Ian LaRocca Appellant. The Applicant is the Equitable Owner of Tax Parcel Number 33-002-051 which is located at 1129 West Market Street near the intersection of South Ridge Road and West Market Street in Perkasio Borough, PA. The Appellant is asking for a Special Exception for a Residential Conversion to turn the building into a residential dwelling. This is permitted under Section 186-18B(6) of the Zoning Ordinance. The property is located in the C-2 zoning district, with frontages on South Ridge Road and an entrance from West Market Street.

Presented were all exhibits, the application and notices concerning this file.

Craig LaRocca Attorney/Father of Applicant and Ian LaRocca owner of 1129 West Market Street were present.

No party status was requested.

Mary Antzak of 718 Shadywood Drive did voice her concern about the traffic coming and going from the property once it is a residence.

Upon motion by Dave Worthington and seconded by Dave Weaver, the Zoning Hearing Board granted the applicants' request for a Special Exception for a Residential Conversion from Section 186-18B(6) of the Zoning Ordinance subject to the following conditions:

1. Applicant shall only have one unit in the accessory building.
2. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the Property and as shown on Exhibit A-1.

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 9:00 P.M

Dennis Hurchalla, Secretary