

Zoning Hearing Board Monthly Minutes

February 6, 2025

In Attendance: Harry Kramer; Joanne Redding; Al Champion; Tony Cascerceri; Tom Panzer, Esquire; and Kenneth Farrall

1. Open meeting with the Pledge of Allegiance
 - a. Led by Joanne Redding
2. Statement of Rules and Procedures
 - a. Issued by Tom Panzer, Esquire
3. Approval of Last Month's Minutes-January 8, 2025
 - i. Minutes Approval deferred to March 6, 2025
4. Hearing for Ankur Patel
 - a. Appeal Number: 2025-0021
 - b. Location: 3624 Sunny Lea Road
 - c. Tax Parcel: 02-072-416
 - d. Request: Variance for front yard setback to construct a front porch and roof
 - e. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on the Property
 - f. Summary
 - i. Applicant, Ankur Patel, was sworn in. He stated he would like to add a roof over his porch located at the front of his home. He was made aware of the setback after he filed his application. The measurements he took for his application submission were from the curb and not the sidewalk. Due to the wrong measurement, he now needs the variance. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the Applicant's request.
 - g. Motion to Close Testimony
 - i. Motion to Close
 1. Harry Kramer
 - ii. Second motion to Close
 1. Al Champion
 - iii. Vote to Close Testimony
 1. 4/4 Ayes
 - h. Motion to Approve Variance for front yard setback to construct a front porch and roof
 - i. Motion to Approve
 1. Harry Kramer
 - ii. Second Motion to Approve

1. Al Champion
 - i. Vote to Approve Variance for front yard setback to construct a front porch and roof
 1. 4/4 Ayes
5. Hearing for Samuel Charles
 - a. Appeal Number: 2025-0084
 - b. Location: 2354 Paris Avenue
 - c. Tax Parcel: 02-006-019
 - d. Request: Variance for front yard setback to construct a front porch and roof
 - e. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on the Property
 - f. Summary
 - i. Applicants were sworn in. Applicants would like to porch in front of their house but were told they need a variance. The measurements submitted were inaccurate. Kenneth Farrall clarified what was needed based on the measurements. The plan also shows a driveway. Everything else with the application was in order. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the request.
 - g. Motion to Close Testimony
 - i. Motion to Close
 1. Harry Kramer
 - ii. Second Motion to Close
 1. Tony Cascereri
 - iii. Vote to Close Testimony
 1. 4/4 Ayes
 - h. Motion to Approve variance request for front yard setback to construct a front porch and roof
 - i. Motion to Approve
 1. Harry Kramer
 - ii. Second Motion to Approve/Deny
 1. Tony Cascereri
 - iii. Vote to Approve variance request for front yard setback to construct a front porch and roof
 1. 4/4 Ayes
6. Hearing for Margaret S. Vigelis
 - a. Appeal Number: 2025-0163
 - b. Location: 4518 Winding Brook Drive
 - c. Tax Parcel: 02-093-252-4518
 - d. Request: Variance for rear yard setback for a deck
 - e. Summary

- i. Applicant requested a Continuance to March 6, 2025
 - f. Motion to Continue to March 6, 2025
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Al Champion
 - iii. Vote to Continue to March 6, 2025
 - 1. 4/4 Ayes
- 7. Hearing for Valerie and Michael Lucera
 - a. Appeal Number: 2025-0209
 - b. Location: 2844 Bowman Avenue
 - c. Tax Parcel: 02-062-469
 - d. Request: Variance for rear and side yard setback for a deck
 - e. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on the Premise
 - vi. T1-Picture of the property
 - f. Summary
 - i. Applicants, Valerie and Michael Lucera were sworn in. They are asking for relief for an existing deck. They replaced a “deck” that was already there. The deck is level with the first floor. The deck was put in five (5) years ago. It is higher than the original which was flat on the ground. The original was falling apart and pitched towards the house causing water damage. Tom Panzer decided to obtain clarification on the Board’s behalf regarding the footage needed for the variance. No questions from the Board after the footage clarification was issued. Audience members, Theresa Thomas and Richard Crocker, came forward in opposition of the Applicants’ request. They stated the deck is close to their fence and leveled with the top of the fence. They also told the Board there is a metal gazebo with curtains placed on the deck. The dog is also an issue. They stated they had a survey done when they were looking into adding a front porch. Ms. Thomas feels like the gazebo is an eye sore. The Board stated the dog nor the gazebo have anything to do with the variance request. No other audience members came forward in favor or opposition to the Applicant’s request.
 - g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. Tony Cascereri
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes

- h. Motion to Approve variance for rear and side yard setback for a deck
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Tony Cascereri
 - iii. Vote to Approve variance for rear and side yard setback for a deck
 - 1. 4/4 Ayes
- 8. Correspondence
 - a. Discussed appeals to the Court of Common Pleas.
- 9. Adjournment
 - a. Motion to Adjourn
 - i. Harry Kramer
 - b. Second Motion to Adjourn
 - i. Al Champion
 - c. Vote to Adjourn
 - i. 4/4 Ayes