

**Perkasie Borough  
Zoning Hearing Board Agenda  
May 23, 2022**

1. Meeting Convenes at 7:30 PM, Perkasie Borough Office
2. Approval of Meeting minutes from the April 25, 2022
3. Old Business
4. New Business File No. ZHB # 2022-06  
Appellant: Perkasie Regional Authority  
Property Location: Ridge Ave & Ridge Rd.  
Tax Parcel Numbers: 33-003-011

**Background:** The Appellant, Perkasie Regional Authority, is the Owner of Legal Title of Tax Parcel No. 33-003-011 located along the south side of Ridge Avenue at the intersection with N. Ridge Road (S.R.0563) in Perkasie Borough, PA. The Appellant is proposing to replace an existing in-ground water reservoir with a new pre-stressed concrete finished water reservoir.

The Appellant is requesting three (3) variances from the Borough's Zoning Ordinance. The variances are to not provide the fifty-foot Class 'D' buffer yard along N. Ridge Road and Ridge Avenue, to not provide two (2) staggered rows of evergreen trees along N. Ridge Road and Ridge Avenue, and to not provide a conservation easement for the preserved existing trees. The Appellant's reason for the request for variances is that "the establishment of a dense buffer along N. Ridge Road and Ridge Avenue could make it easier to vandalize the tank or easier to contaminate the water stored in the tank."

The Appellant is also requesting an Interpretation of Law of §186-86 of the Borough's Zoning Ordinance. The reason for the interpretation is to determine if the existing vegetation can be decreased by 25%. Please note that §186-86 refers to the alteration of nonconforming uses, and by definition, a use is "any activity, occupation, business or operation carried on or intended to be carried on in a building or other structure or on a tract of land." It is the interpretation that the decrease of existing vegetation would not fall under this section of the Ordinance.

**Request Zoning Relief:** The Appellant is seeking a variance from the following sections of the Zoning Ordinance: §186-18.F.(2)(a), §186-54.D.(2) and §186-54.E.(2).

5. Other Business
6. Adjournment