

**Perkasie Borough  
Zoning Hearing Board Agenda  
June 27, 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 # 2022-07  
Appellant: Riverwalk Construction  
Property Location: 1229 N. Ridge Rd.  
Tax Parcel Numbers: 33-007-012

**Background:** The Appellant, Riverwalk Construction, LLC, is a Tenant with the permission of Owner of Legal Title of Tax Parcel No. 33-007-012 located at 1229 N. Ridge Road near the intersection of N. Ridge Road (S.R.0563) and W. Blooming Glen Drive in Perkasie Borough, PA. The Appellant is proposing to construct a single-family residential dwelling with a porch, deck, walkway, and driveway connecting to the existing driveway along the western property line with access to N. Ridge Road. The existing driveway is a shared driveway with Tax Parcel No. 33-007-012-001. A subsurface infiltration facility is proposed in the rear of the driveway to handle the increase in runoff produced by the proposed improvements. The lot will be served by public water supply system and public sewerage system.

The subject property is located within the Single Family Residential (R-1A) Zoning District and the surrounding properties within 100 feet are located within the Single Family Residential (R-1A) Zoning District. The parcel is currently vacant lane. The intended use is "Single-Family Detached Dwelling" (B1), which is a use permitted by right in the R-1A Zoning District. According to FEMA map 42017C0143J, dated March 16, 2015, the site is not located within a 100-year floodplain.

In order to accomplish the item noted above, the Appellant is requesting three (3) variances from the Borough's Zoning Ordinance. The variances are to permit the disturbance of more than 30% of steep slopes ranging from 15% to 25%, to permit the disturbance of more than 15% of steep slopes greater than 25%, and to permit the disturbance of more than 20% of a woodland area associated with another environmentally sensitive resource (steep slopes 15% and greater).

Request Zoning Relief: The Appellant is seeking a variance from the following sections of the Zoning Ordinance: §186-57.C.(2), §186-57.C.(3) and §186-57.G.(1)

5. Other Business
6. Adjournment