

## PUBLIC NOTICE

Notice is hereby given that the regular public meeting of the Zoning Hearing Board (ZHB) of Upper Saucon Township, Lehigh County, Pennsylvania, is scheduled at the Municipal Building located at 5500 Camp Meeting Road, Center Valley, PA on Monday, May 4, 2015 at 7:00 P.M. for the purpose of hearing the following appeals:

**APPEAL NO. 2015-05** – Dawn Boschetto-Bartek (Owner), 2037 Oakhurst Drive, Center Valley, PA 18034. The property is identified as Tax Map Parcel No. 642519337165 1 and 2037 Oakhurst Drive, Center Valley, PA 18034, is .12 acres in size and is located in the South Mountain Conservation (SMC) Zone. The applicant is requesting a variance from Section 200.E to permit a 288 square foot addition, increasing the impervious coverage of the lot from 43% to 48% where a maximum of 5% is permitted.

**APPEAL NO. 2015-06** – George Wetherhold (Owner), 3361 Church Road, Bethlehem, PA 18015. The property is identified as Tax Map Parcel No. 641680432131 1 and 3361 Church Road, Bethlehem, PA 18015, is 1.28 acres in size and is located in the South Mountain Conservation (SMC) Zone. The applicant is requesting variances from Section 200.E to remove 3 sheds and build a 912 square foot detached garage increasing the impervious coverage of the lot from 14.2% to 15.2% where a maximum of 5% is permitted, with a setback of 5' where a minimum of 50' is required and a building height of 22' where a maximum of 20' is permitted.

**APPEAL NO. 2015-07** – Schoolhouse Equities LLC (Owner), 4001 Schoolhouse Lane, Center Valley, PA 18034. The property is identified as Tax Map Parcel No. 641532835329 1 and 4001 Schoolhouse Lane, Center Valley, PA 18034, is 2.36 acres in size and is located in the Enterprise (E) Zone. The applicant is requesting the following variances to permit installation of a freestanding communications tower: Section 231.F(3) to provide a rear yard setback of 28' where 60' is required, Section 440.G to allow an 82' setback (west) and a 28' setback (north) where 165' setbacks are required, Section 440.G to allow a 260' setback from a residential zone and a 355' setback from a residential use where each requires 500' and Section 305 to permit 2 principal uses (office and freestanding commercial tower) on 1 lot.

**APPEAL NO. 2015-08** – Ranch Holdings LLC (Applicants/Owners), 58 Valley Crest Road, Annandale, NJ 08801. The property is identified as Tax Map Parcel No. 641522537536 1 and 4125 Abbott Street, Coopersburg, PA 18036. The applicant is requesting a favorable interpretation of Section 113 (front yard) to permit construction of a new home on the lot. In the alternative, the applicant requests a variance from Section 212.H (as amended by Ordinance 141-A) to permit a front yard setback of 15' where 25' is required.

The complete Zoning Appeal files may be examined at the Upper Saucon Township Municipal Building located at 5500 Camp Meeting Road, Center Valley, Pennsylvania, during normal business hours, Monday through Friday, from 8:00 a.m. to 4:30 p.m. Questions should be directed to the Zoning Officer, Trent Sear, at 610-282-1171 ext. 1254.

**UPPER SAUCON TOWNSHIP  
ZONING HEARING BOARD  
MICHAEL DEPAOLIS, CHAIRMAN**