

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, November 2, 2015 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2015-18 -Thomas L. Gettings (Owner/ Applicant), 5330 Vera Cruz Road, Center Valley, PA 18034. The property identified as Tax Map Parcel No. 640469829556 1 and 5330 Vera Cruz Road, Center Valley, PA 18034, is 3.96 acres in size and is located in the Agricultural Preservation (AG) Zone. The applicant requests Special Exception approval as permitted in Section 703.A to expand an existing non-conforming use (561 sq. ft. 2nd detached dwelling) and a variance from Section 703.A.2 to permit expansion of an existing non-conforming use by more than 50% of the area of the existing building. An additional 687 square feet is proposed (495 sq. ft. house expansion with 192 sq. ft. deck) where a maximum of 281 additional square feet is permitted.

APPEAL NO. 2015-19 - Adam Teichman/Kite Investment Group (Applicant/Owner), PO Box 430, East Texas, PA 18046. The property identified as Tax Map Parcel No. 642414507948 1 and 5934 Valley Forge Drive, Coopersburg, PA 18036, Liberty Village, within the Multi-Family Residential (R-3) Zone. The applicant is appealing a September 10, 2015 Zoning Officer determination that the occupancy of the house by four (4) unrelated persons is a violation of the definition of Family in Section 113 (as amended by Ordinance 141-G). In the alternative, the applicant requests a variance from the Section 113 to allow the 4th unrelated person to remain in the house only through the conclusion of the current lease term.

APPEAL NO. 2015-08 (REMAND HEARING) - Ranch Holdings LLC (applicant/Owner), 58 Valley Crest Road, Annandale, NJ 08801. The subject property, identified as Tax Map Parcel 641522537536 1, also known as 4125 Abbott Street, Coopersburg, PA 18036. On May 4, 2015, the ZHB granted a variance to permit a fifteen foot (15') front yard setback where a minimum of twenty-five feet (25') is required. Upon order of the Court of Common Pleas of Lehigh County, this appeal is remanded back to the ZHB to receive further testimony and evidence and to render a further decision.

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 J. Sear, at 610-282-1171 ext. 1254.

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