

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 June 5, 2017 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2017-05 - John & Lorraine Pearson (Applicants/Owners) 109 Childs Road, Basking Ridge, NJ 07920. The requested relief is for the property identified as Tax Map Parcel 643502585561 1, also known as 1672 Spring Valley Road, Center Valley PA 18034, located in the Rural Residential (R-1) Zone. The applicant requests a variance from Section 513.G.1 to permit construction of a new dwelling disturbing 48% of the 15%-25% slopes where a maximum disturbance of 30% of such slopes is permitted.

APPEAL NO. 2017-06 - Ambika Development, Inc. (Applicants) 3629 Route 309, Orefield, PA 18069 and JFD Realty (Owner) 4900 Cumorah Avenue, Center Valley, PA 18034. The requested relief is for the properties identified as Tax Map Parcel 641448747741 1 and 641487564823 1, also known as 5039 & 5055 PA Route 309, Center Valley PA 18034, located in the Commercial (C) Zone. The applicant requests Special Exception approval for a Drive-Thru and/or Fast Food Restaurant as provided for in Section 220.C and variances from Section 220.E to create a new lot with .97 acres where a minimum of 1.0 acres is required and an impervious coverage of 61.8% where a maximum of 60 % is permitted, Section 220.F to permit a rear yard parking lot setback of 11' where a minimum setback of 30' is required, Section 305 to permit more than one (1) principal use on the lot without meeting the lot area and yard requirements for each use, Section 313.K, to provide a loading space without the required 15' landscape strip, Section 314.V to avoid providing one (1) over-sized parking space and to provide less than the required amount of off-street parking spaces, Section 430.D to provide less than the required 200' of on-site stacking in the drive-thru lane and Sections 511 and 512 for relief from the riparian buffer and wetlands buffer requirements if needed. If the relief requested from Section 314.V (number of off-street parking spaces) above is not granted, the applicant requests an interpretation of Section 430.D regarding separation of the drive-thru lane from the interior driveway and in the alternative a variance from Section 430.D to provide 12' of separation where at least 24' is required.

APPEAL NO. 2017-07 - Provco Pineville Acquisition (Applicant) 795 E. Lancaster Avenue, Villanova, PA 19085 and Robert & Diane Heffentrager - 3876 W. Passer Road, Daniele & Fanny DiPlacido - 3866 W. Passer Road, Alara Investments - 6660 Route 309, Jerry & Cynthia Schwenk - 6690 Short Lane, Donald Bassler - 6581 N. Main Street & Newman Dev. Group - 3890 W. Passer Road (owners), Coopersburg, PA 18036. The requested relief is for the properties identified as Tax Map Parcels 642442708993 1, 642442913747 1, 642452007442 1, 642451096847 1, 642441595838 1 & 642442701962 1 also known as 3876, 3866 & 3890 W. Passer Road, 6660 PA Route 309, 6690 Short Lane & 6581 N. Main Street, Coopersburg, PA 18036, located in the Commercial (C) & Suburban Residential (R-2) Zones. The applicant requests Special Exception approval as required by sections 410 and 430 to permit a Drive-Thru and/or Fast Food Restaurant as well as the accessory sale of fuel at a Convenience Store. In addition, applicant seeks variances from Section 301.B.3 to provide an access drive less than 400' from the intersection of Rt. 309 (arterial road) & Passer Road, Section 305 to permit more than one (1)

principal use on the property without meeting the lot area and yard requirements of each use, Section 314.V to provide less than the required amount of off-street parking spaces and in the alternative to provide the required number of off-street parking spaces with relief from Section 314.U.3b to allow five (5) instances where more than ten (10) parking spaces are provided in a continuous row of parking spaces without the required landscape break, Section 430.G to permit portions of the property proposed for a Drive-Thru and/or Fast Food Restaurant use to be located within 200' of land within the R-2 Zone and Section 511 to provide only a partial riparian buffer where an existing non-conforming disturbance exists

The complete Zoning Appeal file 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**