

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 Wednesday September 4, 2019 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2019-08 Saucon Creek Partners LP (Owners), 4647 Saucon Creek Road – Suite 200, Center Valley, PA 18034 and St. Luke’s Physician Group (Applicants) 801 Ostrum Street, Bethlehem, PA 18015. The property identified as Tax Map Parcel No. 642515500995 1 and */4505 Saucon Creek Road, Center Valley, PA 18034, is 3.80 acres in size and is located in the Enterprise (E) Zone. The Applicant requests Special Exception approval as permitted by Section 314.S to use nine (9) spaces from the Penn State Lehigh Valley parking lot with variances from any of the requirements in Section 314.S that cannot be complied with. In the alternative, the Applicants request a variance from Section 314.V to allow occupancy of an office building with an allotment of 56 off-street parking spaces, where 65 spaces are required for the proposed uses, including alternative relief as a de minimis variance.

APPEAL NO. 2019-12 – Joseph & Lisa Costa (Property Owners/ Applicants), 3395 Bay Hill Drive N., Center Valley, PA 18034. The property identified as Tax map Parcel No. 642500511149 1, also known as 3395 Bay Hill Drive N., Center Valley, PA 18034, is 0.60 acres in size and located in the Suburban Residential (R-2) Zone. The applicant requests a variance from Section 455 to permit an expanded Man-Made Pond to remain with a twenty foot (20’) side yard setback where a minimum setback of seventy-five feet (75’) 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 J. Sear, at 610-282-1171 ext. 1254.

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