

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

APPEAL NO. 2019-08 Saucon Creek Partners LP (Applicants/Owners), 4647 Saucon Creek Road - Suite 200, Center Valley, PA 18034. 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 a variance from Section 314.V to allow occupancy of an office building with an allotment of off-street parking spaces that is less than the required number for the proposed uses, including alternative relief as a de minimis variance.

APPEAL NO. 2019-13 - Sophia C. Kladius (Applicant), 1245 S. Cedar Crest Boulevard, Allentown, PA 18103 & JST Group LLC (Property Owner), 4886 Route 309, Center Valley PA 18034. The property identified as Tax map Parcel No. 6414786019161 1, also known as 4886 PA Route 309, Center Valley, PA 18034, is 1.03 acres in size and located in the Suburban Residential (R-2) Zone. As a follow up to previously granted relief to allow a single family dwelling to be converted to a dental office if all requirements of Section 220 are met, the applicant requests the following additional relief: Section 200.E, which requires a minimum lot area of 1.0 acre, 220.F.1 to allow a 28' front yard setback where 50' is required, 220.F.4 to provide less than the 50' residential buffer strip and without planting the required landscape strip and screen, Section 220.L which requires a placement of a visual screen, Section 220.M which requires a 10' perimeter landscape strip, Section 301.I which requires that the existing access drive from Route 309 have a PA DOT issued permit and Section 321.D.2.A-E. to allow a fence to serve as a visual screen if needed in the future.

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**