

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 April 5, 2021 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2021-1: John R. Wagner (Owner/ Applicant), 2650 Ballybunion Road, Center Valley, PA 18034. The property identified as Tax Map Parcel No. 642469965685 1 and 2587 Weyhill Drive, Center Valley, PA 18034, is 2.10 acres in size and is located within the Suburban Residential (R-2) Zone. The Applicant seeks an interpretation of the January 13, 2021 Zoning Officer determination and in the alternative the applicant requests a variance from the requirements in Section 212.B-D to permit construction of a 1,500 sq. ft. detached pole building on the above vacant property, a use not permitted by right, by Special Exception approval or Conditional Use approval in the R-2 Zone

APPEAL NO. 2021-2: Provco Pinegood Coopersburg, LLC (Owner/ Applicant), 795 E. Lancaster Avenue, Villanova, PA 19085. The property identified as Tax Map Parcel No. 642451096847 1 and 6690 PA Route 309, Coopersburg, PA 18036, is 5.35 acres in size and is located within the Commercial (C) Zone. The Applicant requests variances from Section 322.D to erect a freestanding sign with a height of 20' where the maximum freestanding sign height is 15', total of 7 freestanding and wall signs with 149.68 sq. ft of area where 1 sign is permitted with a maximum area of 64 sq. ft. and 4 directional signs with a total of 23 sq. ft. where 4 directional signs with a maximum area of 8 sq. ft. are permitted, Section 511 to increase the amount of disturbance of the riparian buffer by 1,572 sq. ft. more than previously authorized in ZHB Appeal 2017-07 and Section 305 to permit minor site plan modifications to the relief granted in ZHB Appeal 2017-07 related to the establishment of 2 principal uses on a lot.

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**