

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

APPEAL NO. 2021-5: Old Saucon Investments LP (applicant), 5810 Landis Mill Road, Bethlehem, PA 18015 and Carol Moan (owner), 4459 Old Saucon Road, Bethlehem, PA 18015. The property identified as Tax Map Parcel No. 642537938053 1 and 4459 Old Saucon Road, Bethlehem, PA 18015, is .21 acres in size and is located within the Open Space Residential (OSR) Zone and Age Qualified Community (AQC) overlay. The Applicant requests a variance from the requirements in Section 304.A to permit driveway slope up to twelve percent (12%) within the first twenty-five feet (25') of the street right of way where a maximum driveway slope of eight percent (8%) is permitted

APPEAL NO. 2021-6: Old Saucon Investments LP (applicant/owner), 5810 Landis Mill Road, Bethlehem, PA 18015. The property identified as Tax Map Parcel No. 642536759421 1 and 4588 Old Saucon Road, Bethlehem, PA 18015, is .20 acres in size and is located within the Open Space Residential (OSR) Zone and Age Qualified Community (AQC) overlay. The Applicant requests a variance from the requirements in Section 304.A to permit driveway slope up to twelve percent (12%) within the first twenty-five feet (25') of the street right of way where a maximum driveway slope of eight percent (8%) is permitted

APPEAL NO. 2021-7: Old Saucon Investments LP (applicant/owner), 5810 Landis Mill Road, Bethlehem, PA 18015. The property identified as Tax Map Parcel No. 642537843364 1 and 4442 Old Saucon Road, Bethlehem, PA 18015, is .14 acres in size and is located within the Open Space Residential (OSR) Zone and Age Qualified Community (AQC) overlay. The Applicant requests a variance from the requirements in Section 304.A to permit driveway slope up to twelve percent (12%) within the first twenty-five feet (25') of the street right of way where a maximum driveway slope of eight percent (8%) is permitted

APPEAL NO. 2021-8: 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 the requirement in Section 313.D to allow a loading space on the face of building that adjoins land in the R-2 Zone. Regarding the required 200' of on-site stacking per lane per drive-thru lane, the applicant requests interpretations of Section 430.D that there is only one (1) drive-thru window/drive-thru window lane and that the drive thru window lane begins at the point of purchase and not preceding the food order location. In the alternative, a variance is requested to permit two (2) drive-thru window lanes that lack the required separation from the parking lot's interior driveways.

APPEAL NO. 2021-9: Peter & Gail Miller (Owners/Applicants), 5200 Majestic Drive, Coopersburg, PA 18036. The property identified as Tax Map Parcel No. 641462057341 1, also

known as 5325 Saucon Ridge Road, Coopersburg, PA 18036, is 6.60 acres in size and is located in the Suburban Residential (R-2) Zone. The Applicant requests a variance from Section 513.G to permit construction of a house, driveway in-ground pool and stormwater management facility, disturbing 52.2% of the 15-25 percent slopes where maximum disturbance of such slopes on a lot is 30%.

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**