

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 November 2, 2022 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2022-07: - Wawa Inc (Owner/Applicant), 260 W. Baltimore Pike, Wawa, PA 19063. The property, identified as Tax Map Parcel No. 642451096847 1 also known as 6690 PA Route 309, Coopersburg, PA 18036, is 2.77 acres in size and is in the Commercial (C) Zone. The applicant seeks interpretations of Section 113 (Sign Subsection J.) that certain signage at the subject property is not included in the definition of "Sign" or that certain signage is information provided to Wawa patrons and not advertising signs for the general public. In the alternative, the applicant requests a variance from Section 113 and/or Section 322 to allow for the placement of certain additional signage on the property.

APPEAL NO. 2022-14: - Thomas P. Williams Sr. (Owner/Applicant), 822 W. Hamilton Street, Allentown, PA 18101. The property, identified as Tax Map Parcel No. 642482155022 1 also known as 6986 Passer Road, Coopersburg, PA 18036, is .49 acres in size and located in the Suburban Residential (R-2) Zone. The applicant requests a variance from Section 315 to permit construction of a single family dwelling with only a tested and approved primary septic site on the lot where tested and approved primary and secondary replacement sites are required.

APPEAL NO. 2022-15: - James Patrick Development LLC (Owner/Applicant), 3604 4th Avenue - Suite 10, San Diego, CA 92103. The property, identified as Tax Map Parcel No. 640447031744 1 also known as 3144 Chestnut Hill Road, Center Valley, PA 18034, is 1.5 acres in size and is located in the South Mountain Conservation (SMC) Zone. The applicant seeks variances from Sections 320.B and 513 to permit a construction of a single family dwelling that cannot meet the front yard setback when using the required 50' future right of way width and which would disturb 48% of the 15-25% slopes where a maximum disturbance of 30% of such slopes is permitted.

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**