

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 October 3, 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. 2022-11: - Charles & Erin Bendas (Owners/ Applicants), 1685 Weyhill Drive, Center Valley, PA 18034. The property, identified as Tax Map Parcel No. 64351207220 1 also known as 1685 Weyhill Drive, Center Valley, PA 18034, is 3.92 acres in size and located in the Rural Residential (R-1) Zone. The applicant requests variances from Section 306.A (as amended by Ordinance 141-M) and Section 306.D.4 to permit construction of a retaining wall in the required front yard that exceeds four feet (4') with a base that is not set back a horizontal distance equal to its height from the front property line.

APPEAL NO. 2022-12: - Brad Lang & Jaimee Ramsden (Owners/ Applicants), 4440 Old Bethlehem Pike, Center Valley, PA 18034. The property, identified as Tax Map Parcel No. 642526323881 1 also known as 4440 Old Bethlehem Pike, Center Valley, PA 18034, is 1.9 acres in size and is located in the Suburban Residential (R-2) Zone. The applicants seek a variance from Section 703.C to permit a residential addition by extending an existing non-conforming front yard setback more than the maximum permitted extension of 50%; maximum extension of 16' permitted with extension of 50' proposed.

APPEAL NO. 2022-13: - Lehigh Valley Health Network (Applicants), 2100 Mack Boulevard - PO Box 400, Allentown, PA 18105 and PD Sierra Circle LLC (Owners), 60 W. Broad Street Suite 201, Bethlehem, PA 18018. The property, identified as Tax Map Parcel No. 641541596911 1 also known as 3900 Sierra Circle, Center Valley, PA 18034, is 6.16 acres in size and located in the Enterprise Zone (E) Zone. The applicants request variances to permit one (1) freestanding and seven (7) wall signs with a total area of 588 sq. ft. on a building where a maximum of one (1) sign at 100 sq. ft. 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