

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

APPEAL NO. 2022-09: - Jack E. & Maryanne Jerrett (Owners/ Applicants), 4475 Stonebridge Drive, Bethlehem, PA 18015. The property, identified as Tax Map Parcel No. 642547215611 1 also known as 4475 Stonebridge Drive, Bethlehem, PA 18015, is .19 acres in size and located in the Open Space Residential (OSR) Zone and Age Qualified Community (AQC) Overlay. The applicant seeks an interpretation that encroachment of a deck into the rear yard setback is de minimis (15' required 5' proposed). In the alternative, the applicant seeks a variance from Section 214.C.4 as amended in Ordinance 141-A to construct a deck with a 5' setback where a minimum rear yard setback of 15' is required.

APPEAL NO. 2022-10: - APS Associates (Owners/ Applicants), 3859 Nazareth Pike - Suite 201, Bethlehem, PA 18020. The property, identified as Tax Map Parcel No. 642450227028 1 also known as 7001 PA Route 309, Coopersburg, PA 18036, is 16.09 acres in size and located in the Commercial Zone (C) Zone. To facilitate the creation of a 1.92 acre lot for the existing CVS Pharmacy, the applicant seeks an interpretation that the requested relief is de minimis and in the alternative, seeks variances from Section 220.E to allow for 70.6% lot coverage where a maximum of 60% is permitted, Section 301.B.5 to allow for a 4' access drive setback where a minimum of 15' is required, Section 310.F.4 to allow meter reading of 7.2 and 2.5 footcandles of light on adjacent residential properties where a maximum of 1.0 footcandles is permitted and Section 310.F.7 allow existing light fixtures to remain with less than the required 22' of rear yard setback.

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**