

## 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 Monday January 9, 2023 at 7:00 P.M. for the purpose of hearing the following appeals:

**APPEAL NO. 2022-16:** - Stack - Center Valley & Old Beth Pike LLC (Owner/Applicant), 2801 N. Thanksgiving Way, Suite 100, Lehi, UT 84043. The property, identified as Tax Map Parcel No. 642435296286 1, also known as 5928 Old Bethlehem Pike, Center Valley, PA 18034, is 4.55 acres in size and located in the Commercial (C) Zone. The applicant seeks Special Exception approval as provided for in Section 314.V.3 to reduce the number of off-street parking spaces (33 spaces required - 9 spaces proposed) and the number of oversized parking spaces (16 required - 0 proposed).

**APPEAL NO. 2022-17:** - East Valley Land LLC (Owner/Applicant), PO Box 20829, Lehigh Valley, PA 18002. The properties, identified as Tax Map Parcels No. 642407229218 1, 642406368411 1 & 641497532421 1 also known as 5420 Camp Meeting Road, 5484 Camp Meeting Road & 5167 E. Valley Road, Center Valley, PA 18034, are a combined 33.01 acres in size and located in the Suburban Residential (R-2) and Conservation Design Buffer Overlay (CDBO) Zones. The applicant requests an interpretation of Section 303 on the applicability of certain clear sight triangles and in the alternative a variance is requested. The applicant also seeks variances from Zoning Ordinance Amendment 141-U Sections 233.F.1 (2) to allow certain units to provide more than the maximum 5' front yard setback for certain lots, 233.F.1 (5) to exceed the maximum impervious lot coverage for certain lots (75% permitted and up to 87.6% proposed), 233.M.1 & 233.N.1.c to permit a reduced tree planting strip (5' required and 4.33' proposed) and to permit an 8' trail instead of the required 5' sidewalk along Preston Lane and 233.Q.1.b to allow certain driveways to be set back less than the required 20' and to allow certain driveways to be set back less than the required 30' from a right of way line.

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**