

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 6, 2023 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2023-11 – Karl Kaelin (Applicant), 247 Merrick Road, Suite 101, Lynbrook, NY 11563 and 3501 Owner LLC (Owner), 3501 Corporate Parkway, Center Valley, PA 18034. The property, identified as Tax Map Parcel No. 641553710237 1 also known as 3501 Corporate Parkway, Center Valley, PA 18034, is 14.88 acres in size and located in the Enterprise Zone (E) Zone. The applicant requests a variance from Section 322.D (Table 4) to permit an additional freestanding sign (total of 2) where a maximum of one (1) freestanding sign is permitted per principal use (Office Building).

APPEAL NO. 2023-09 – James & Mary Ellen Donovan (Property Owners/ Applicants), 4369 Stonebridge Drive, Bethlehem, PA 18015. The property identified as Tax map Parcel No. 642547383990 1, also known as 4369 Stonebridge Drive, Bethlehem, PA 18015, is 0.14 acres in size and located in the Open Space Residential (OST) & Age Qualified Community (AQC) Overlay Zone. The applicant seeks an interpretation that a patio is entitled to reduced setbacks per Section 214.C.5. In the alternative, the applicant requests variances from Section 214.C.4 to permit construction of a 433 sq. ft. patio with a 6.7' rear yard setback where 15' is required and to authorize construction of the patio and a 280 sq. ft of walkway with a proposed impervious coverage of 61.2% where a maximum impervious coverage of 50% is permitted.

APPEAL NO. 2023-12 – BWL Property Holdings LLC (Property Owner/ Applicant), 751 Lake Avenue, Greenwich, CT 06830. The property identified as Tax map Parcel No. 642547226583 1, also known as 4467 Stonebridge Drive, Bethlehem, PA 18015, is 0.19 acres in size and located in the Open Space Residential (OST) & Age Qualified Community (AQC) Overlay Zone. The applicant requests a variance from Section 214.C.4 to permit construction of a 200 sq. ft. patio extension with a 12.5' rear yard setback where 15' is required.

APPEAL NO. 2023-13 – Susan Yee (Property Owner/ Applicant), 4615 Old Saucon Road, Bethlehem, PA 18015. The property identified as Tax map Parcel No. 642536945659 1, also known as 4615 Old Saucon Road, Bethlehem, PA 18015, is 0.20 acres in size and located in the Open Space Residential (OST) & Age Qualified Community (AQC) Overlay Zone. The applicant requests a variance from Section 214.C.4 to permit construction of a 350 sq. ft. patio with a 10.8' rear yard setback where 15' is required.

APPEAL NO. 2023-14 – Keith & Milissa Hoeing (Property Owners/ Applicants), 2260 Bishop Road, Allentown, PA 18103. The property identified as Tax map Parcel No. 640444988825 1, also known as 6186 Vera Cruz Road, Center Valley, PA 18034, is 18.89 acres in size and located in the Agricultural Preservation (AG) Zone. The applicant seeks Special Exception approval to permit Adaptive Re-Use of an Agricultural Building by establishing a Contractor Office and Storage use within an existing barn building subject to the provisions in Sections 201.C, 401 and 804.C.2.

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**