

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

APPEAL NO. 2023-07: - Patrick & Renee D'Amico (Owners/Applicants), 3593 Stonegate Drive, Center Valley, PA 18034. The property, identified as Tax Map Parcel No. 641580723664 1 also known as 3593 Stonegate Drive, Center Valley, PA 18034, is .48 acres in size and is located in the Suburban Residential (R-2) Zone. The applicant seeks a variance from Section 472 to permit a component of a Residential Swimming Pool (equipment pad) to remain with a 10' side yard setback where a minimum side yard setback of 15' is required.

APPEAL NO. 2023-08: - Saucon Valley Country Club (Owners/Applicants), 2050 Saucon Valley Road, Bethlehem, PA 18015. The property, identified as Tax Map Parcel No. 642588376394 1 also known as * Weyhill Farm Road, Bethlehem, PA 18015, is 24.81 acres in size and is located in the Open Space Residential (OSR) Zone. The applicant appeals the July 6, 2023 determination of the Zoning Officer and seeks Special Exception approval to expand an existing non-conforming use (Guest House) by modifying a previously approved project from ZHB Appeal 2022-03 (April 4, 2022) from three (3) cottage buildings with twenty-four (24) lodging rooms to two (2) cottage buildings with sixteen (16) lodging rooms and the same amount of square footage of building area.

APPEAL NO. 2023-10: - JK Young Partners LP (Owner/Applicant), 4025 W. Hopewell Road, Center Valley, PA 18034. The properties, identified as Tax Map Parcel Nos. 641478253654 1 & 641478162745 1 also known as 4750 & 4782 PA Route 309, Center Valley, PA 18034, contain a total of .80 acres in size and are located in the Suburban Residential (R-2) Zone. The applicant requests variances from Sections 212.B-D to establish a Medical Office use, a use not permitted in the R-2 Zone, Section 212.H (as amended by Ordinance 141-K) to create a new lot that does not meet the minimum lot size (.80 acres proposed and 1.00 acres required), exceeds the maximum impervious coverage (58% proposed and 30% maximum permitted) and does not meet the front yard setbacks from PA Route 309 and W. Hopewell Road for an existing structure/building addition and parking lot (0' - 42' provided and 50' required).

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**