

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

**APPEAL NO. 2023-15** - Anthony Stoeckley & Lisa Cawley (Owners/Applicants), 40 E. Wall Street, Bethlehem, PA 18018. The property, identified as Tax Map Parcel No. 6413392765851 1 also known as 5390 Applebutter Hill Road, Coopersburg, PA 18036, is 5.73 acres in size and located in the Suburban Residential (R-2) Zone. The applicants seek interpretations that a proposed 1,440 sq. ft. detached structure qualifies as an accessory structure and that an accessory detached private garage can include a workshop and a bathroom. In the alternative, the applicant requests variances from Sections 113 and 212,B.12 to permit an accessory structure on the lot with a larger footprint than the principal structure (single family dwelling) and to allow an accessory detached private garage to include a workshop and bathroom.

**APPEAL NO. 2023-16** - Fernando & Victoria Fernandes (Property Owners/Applicants), 3144 Oakhurst Drive, Coopersburg, PA 18036. The property identified as Tax map Parcel No. 641514396074 1, also known as 3144 Oakhurst Drive, Coopersburg, PA 18036, is 0.89 acres in size and located in the Suburban Residential (R-2) Zone. The applicants seek an interpretation that a proposed 1,500 sq. ft. detached structure qualifies as an accessory structure and can include storage of an excavator, a backhoe and a flat-bed utility trailer. In the alternative, the applicant requests variances from Sections 113 and 212,B.12 to permit an accessory structure on the lot with a larger footprint than the principal structure (single family dwelling) and to include storage of an excavator, backhoe and a flat-bed utility trailer.

**APPEAL NO. 2023-17** - Eric & Nicole Marcovcy (Property Owners/Applicants), 5935 Concord Way, Coopersburg, PA 18036. The property identified as Tax map Parcel No. 640592295769 1, also known as 4432 Vera Cruz Road, Center Valley, PA 18034, is 3.50 acres in size and located in the Agricultural Preservation (AG) Zone. The applicants request a variance from Section 511.F .2 to permit a portion of a required secondary/replacement septic absorption area within a riparian buffer.

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**