

PUBLIC NOTICE

Notice is hereby given that a 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 January 8, 2025 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2024-20 - John Atwood & Audrey Puzzo (Owners/Applicants), 4327 Stonebridge Drive, Bethlehem, PA 18015. The property, identified as Tax Map Parcel 642548344028 1, also known as 4327 Stonebridge Drive, Bethlehem, PA 18015, is .14 acres in size and located in the OSR/AQC Overlay Zones. The applicant is requesting a variance from Section 214.C.4 to construct a 427 sq ft un-roofed deck with a rear yard setback of 8' where a minimum of 15' is required.

APPEAL NO. 2024-05 - Commodore Vista Co., Inc (Owner), 1930 PA Route 309, Coopersburg, PA 18036 and USC Property Holdings LLC (Applicant), 500 Office Center Drive - Suite 400, Fort Washington, PA 19034. The property, identified as Tax Map Parcel 642354791814 1, also known as 7651 PA Route 309, Coopersburg, PA 18036, is 1.96 acres in size and located in the Industrial (I) Zone. The applicant is requesting variances from Sections 322.B.1.C, 414.D and 414.G to construct a 300 sq ft double-sided digital LED billboard with two (2) sign faces that are more than 3' apart, set back 2' from the right of way/property line (50' required) with height of 30' (25' permitted). The applicant also seeks an interpretation that the 1000' separation requirement in Section 414.B does not apply to billboards located outside Upper Saucon Township. In the alternate, the applicant seeks a variance from Section 414.B to permit placement of a billboard within 580' of an existing billboard (1,000' required). In the alternative, the applicant files a validity challenge under Section 804.A claiming the Zoning Ordinance is de facto exclusionary as to billboards.

The 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
TERRY GRUBE, MEMBER**