

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 September 4, 2024 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2024-06 – (Continued from August 5, 2024) Dennis & Tracey McGown/(Owners/Applicants), 4591 Old Saucon Road, Bethlehem, PA 18015. The property, identified as Tax Map Parcel 642536953682 1, also known as 4591 Old Saucon Road, Bethlehem, PA 18015, is .20 acres in size and located in the Open Space Residential/Age Qualified Community Overlay (OSR/AQC) Zones. The applicant is requesting a variance from Section 214.C.4 to maintain a 280 sq ft patio with a rear yard setback of 12’ where a minimum of 15’ is required.

APPEAL NO. 2024-07 – (Continued from August 5, 2024) Old Saucon Investment LLC (Owner/Applicant), PO Box 20829, Lehigh Valley, PA 18002. The property, identified as Tax Map Parcel 6425481334563 1, also known as 4630 Old Saucon Road, Bethlehem, PA 18015, is .19 acres in size and located in the Open Space Residential/Age Qualified Community Overlay (OSR/AQC) Zones. The applicant is requesting a variance from Section 214.C.4 to maintain a 305 sq ft patio with a rear yard setback of 12’ where a minimum of 15’ is required.

APPEAL NO. 2024-08 – KC Sign Company (Applicant), 142 Conchester Highway, Aston, PA 19014 and Saucon Valley Lifestyle Center (Owner), 2200 Magnolia Avenue – Suite 101, Birmingham, AL 35205. The property, identified as Tax Map Parcel 641585325998 1, also known as * and/or 2845 Center Valley Parkway, Center Valley, PA 18034, is 55.28 acres in size and located in the Enterprise (E) Zone. The applicant is requesting a variance from Section 483.O.31.f to permit placement of a second sign by AMC Theaters on a frontage (maximum of 1 permitted) and exceed the total allowable sign area (326 sq ft proposed with maximum of 200 sq ft permitted).

APPEAL NO. 2024-09 – Route 309 LLC (Owner/Applicant), 6910 PA Route 309, Coopersburg, PA 18036. The property, identified as Tax Map Parcel 642450397591 1, also known as 6860 PA Route 309, Coopersburg, PA 18036, is 1.10 acres in size and located in the Commercial (C) Zone. The applicant is appealing Zoning Enforcement Notice 2024-06 alleging unauthorized establishment of a use associated with a Mini Warehouse (Recreational Vehicle storage), In the alternative, the applicant requests Special Exception approval to expand the non-conforming use to include sales and service of Recreational Vehicles.

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**

