



# LOWER NAZARETH TOWNSHIP

## PLANNING & ZONING OFFICE

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### NOTICE OF ZONING HEARING MEETING

Public Notice by the Lower Nazareth Township Zoning Hearing Board is hereby given for a Zoning Hearing meeting to be held on March 27, 2007 at 7:30 p.m., in the Lower Nazareth Township Municipal Building, 306 Butztown Road, Bethlehem, PA 18020, regarding the following zoning appeals from the Lower Nazareth Township 2001 Zoning Ordinance, amended April 12, 2006:

**George Manja (Appeal #2007-01 continued)** – Applicant, requests a variance from Section 1002.D.7, Fire lanes, to waive the requirements for fire lanes around the building. The matters of a dimensional variance from Section 806.H, Minimum Side Yard Setback; variance from Section 1404.D.3.a, Characteristics of Buffer Yards, and a variance from 806.I, Rear Yard Setback have previously been heard. The property location is on Nazareth Pike, Tax Map ID # L7NW2-3-2, and is zoned Neighborhood Commercial (NC).

**People's First Federal Credit Union (Appeal #2007-02)** – Applicant requests a dimensional variance from Section 1502.A.32, to allow for 9-foot drive-thru aisles in lieu of the 12-foot required. The property location is 4066 Jandy Boulevard, Tax Map #K7-18-7D, and is zoned General Commercial (GC).

**David Halteman (Appeal #2007-03)** – Applicant, requests a dimensional variance from Section 405.C, Minimum Lot Width, to allow for lot widths less than the 250-feet required. The property location is Hecktown Road, Tax Parcel #L7-13-1, and is zoned Agricultural (AG).

**Green Acres Lawn Furniture (Appeal #2007-04)** – Applicant, requests dimensional variances from Section 1108.L, Minimum Setback from an Expressway or Arterial Street, Section 1108.N, Minimum Parking Setback, and Section 1703.G., Paved Area Setbacks; a variance from Section 1503.F.14.d, to allow outdoor display area within a front yard setback, and interpretation of Section 1401 related to number of uses permitted on the property. The property location is located between Northwood Avenue and Newburg Road, Tax Parcel #L8-3A-2 and is zoned Planned Light Industrial Campus (LI).

Copies of the above-noted appeal application and supporting documents are available for public inspection at the Lower Nazareth Township Municipal Building. The Lower Nazareth Township Municipal Building is accessible to the physically challenged. **The applicants must appear at this zoning hearing.** Any party interested in the above matter has the right to appear in person, by counsel or by representative and be heard at the time and place indicated above.

Lori B. Seese  
Planning & Zoning Administrator  
Lower Nazareth Township