



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 July 24, 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:

Abraham Zegeye (Appeal #2007-09 *continued*) – Applicant requests a dimensional variance from Section 1404.D., Buffer Yards to reduce the buffer yard to 35 feet; variances from the requirements of 1405.B, Landscaping; 1703.H. Paved Area Landscaping; 1502.A.58(a) screening of Dumpster and Waste Containers; 1615.D., Trash Dumpster and Solid Waste Containers; and 1502.A.58(h), requirement for public restrooms in a restaurant. The property location is 293 Nazareth Pike, specifically Tax Map #L7NW3-1-5, and is zoned General Commercial (GC).

Randy and Janet Flurer (Appeal #2007-11) – Applicant requests a variance to use a garage, formerly used for a home occupation, as a rental facility for low impact commercial uses. The Applicant has cited the following sections from which they are seeking relief: 1102, Definition of a Planned Business Development; 1106, Specifically Prohibited Uses; 1409.C.2.(a)(iii), to allow more than one principal use on a non-conforming lot; 1409.G., Changes from Nonconforming Use to Another. The property location is 4893 Hanoverville Road, specifically Tax Map #L-20-6, and is zoned Planned Light Industrial Commercial (LI).

Abraham Zegeye (Appeal #2007-09 *continued*) – Applicant requests a dimensional variance from Section 1404.D., Buffer Yards to reduce the buffer yard to 35 feet; variances from the requirements of 1405.B, Landscaping; 1703.H. Paved Area Landscaping; 1502.A.58(a) screening of Dumpster and Waste Containers; 1615.D., Trash Dumpster and Solid Waste Containers; and 1502.A.58(h), requirement for public restrooms in a restaurant. The property location is 293 Nazareth Pike, specifically Tax Map #L7NW3-1-5, and is zoned General Commercial (GC).

Lower Nazareth Realty Partners, L.P. (Appeal #2007-13) – Applicant requests variance from Section 1002, Planned Industrial Commercial District, Permitted Uses and has a filed a validity challenge to the Zoning Ordinance under Articles 909.1(a)(1) and 916.1 of the Pennsylvania Municipalities Planning Code in that the Zoning Ordinance has failed to provided for an extended stay hotel as a separate and distinct land use. The property location is Easton-Nazareth Highway/SR248 and SR 33, specifically Tax Map #K8-10-8, and is zoned Planned Industrial-Commercial (PIC).

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