



LOWER NAZARETH TOWNSHIP

PLANNING & ZONING OFFICE

306 BUTZTOWN ROAD
BETHLEHEM, PA 18020
TELEPHONE: 610-759-7434
FAX: 610-746-3317

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 December 18, 2008 at 6:30 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:

Michael Spedding (Appeal #2008-12) – Applicant requests a Special Exception to operate a lawn care business as a home occupation, pursuant to Article 5, Section 503.A, Special Exception Uses, and Article 15, Section 1503.F.8., Home Occupation. The property location is 4655 Pine Drive, specifically Tax Map #L6-10-10E, and is zoned Low Density Residential (LDR).

Jeff Segreaves (Appeal #2008-13) – Applicant requests a Special Exception to operate a massage therapy business as a home occupation, pursuant to Article 5, Section 503.A, Special Exception Uses and Article 15, Section 1503.F.8., Home Occupation. The property location is 355 Georgetown Road, specifically Tax Map #L6-11-9B, and is zoned Low Density Residential (LDR).

Andrea Brock-Ozman (Appeal #2008-14) – Applicant requests variances from Article 14, Section 1404.D.1, Buffer yard requirement for a newly developed commercial use and 1406.D, Establishment and reservation of minimum street right-of-way; Article 15, Section 1503.F.8, Home Occupation and 1503.F.9, Home Office; Article 17, Section 1701.D, required parking for a medical office; Section 1703.A.5, parking in a required buffer area, paved area setback or future street right-of-way; Section 1703.A.8, separation from street requirements for parking; Section 1703.D.1, Minimum width of 2-way use driveway; Section 1703.E.1, Required paving of driveway; Section 1703.G.4, Minimum Paved Area Setback Requirement; Section 1703.G.6; Paved setback area from a commercial building; and Section 1705, Off-Street Loading requirements. The property is existing non-conforming. The property location is 199 Nazareth Pike, specifically Tax Map #L7SW2-5-13, and is zoned General Commercial (GC).

Chick-Fil-A, Inc. (Appeal #2008-15) – Applicant requests variances from Article 18, Section 1817A.4, regarding the number of wall signs per building, and Article 15, Section 1502.A.58.(b), relating to the maximum size of outdoor menu board signs for drive-thru service. The property location is 3750 Dryland Way, specifically Tax Map #K8-9A-2D-2, 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