



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Michael Gable, Vice Chairman
Michael Gaul
Daniel Cortright, Alternate

Zoning Hearing Board Minutes June 28, 2016

Vice Chairman Michael Gable called the meeting to order at 6:55 p.m. Also in attendance: Board Member Michael Gaul and Alternate Daniel Cortright; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Chairman Manny Changalis was not present.

MINUTES

Approval of the January 26, 2016 minutes was moved by Dan Cortright and seconded by Mike Gable. Mike Gaul abstained. The motion carried.

HEARING

ZA2016-02, Embassy Bank

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: James Zulick, Esq.; Fred Bonsall, Architect; and Maria Nace, Embassy Bank.

Jim Zulick presented the application and proposed variance. Maria Nace provided testimony regarding the existing bank and signage. Fred Bonsall provided testimony regarding the sign. Applicant's Exhibits A-1, Appeal Application and A-2, Sign Plan were entered into the record. The proposed square footage of the third sign is 29 ~~87~~ s.f. The entire north façade is 1,137 s.f. and the proposed sign will be 2.5% of that area. The collective area of the three signs would represent only 7.5% of the three facades where signs are depicted, which is under the 10% allowed in the Zoning Ordinance.

It was noted by Architect Fred Bonsall that their buildings are typically designed with a sign above the front entrance; however, due to the condition of Corriere Road at the time the bank was constructed, they did not put a sign on the front of the building (north).

There were no questions from the public.

The motion to close testimony was moved by Mike Gaul and seconded by Dan Cortright. The motion carried unanimously.

Board Deliberation

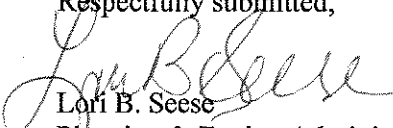
The Board members were all in agreement that it was a diminimus request and the situation is due to the extension of the road and an increase in traffic.

Motion by the Board

The motion to grant the variance for a third sign in accordance with the application, testimony and exhibits provided, was moved by Mike Gaul and seconded by Dan Cortright. The motion carried unanimously.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator

/lbs