



## LOWER NAZARETH TOWNSHIP PLANNING & ZONING OFFICE

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### LOWER NAZARETH TOWNSHIP NOTICE OF ZONING HEARING BOARD MEETING

Public Notice by the Lower Nazareth Township Zoning Hearing Board is hereby given for a Zoning Hearing meeting to be held on Tuesday, June 25, 2024, at 6:30 p.m., in the Lower Nazareth Township Municipal Building, 623 Municipal Drive, Nazareth, PA, 18064 regarding the following zoning appeals from the Lower Nazareth Township Zoning Ordinance, revised April 24, 2024:

**599 Daniels Road Holdings, LLC (ZA2024-07)** – The applicant is seeking a variance from Article 6, Section 605.1.C, Table X, Required width of a buffer yard and screening between Districts TD-9 and TD-4. The property location is 599 Daniels Road, Nazareth, PA, 18064, specifically Tax Map # K7-19-14B-1 and is zoned TD-9.

**Scott Pulley (ZA2024-06)** – This hearing is continued from May 28, 2024. The applicant is seeking an appeal from an Enforcement Notice issued March 22, 2024. The Enforcement Notice relates to an accessory apartment and violations of Article 1, Section 109.1.B(1)(b); Article 5, Section 504.3.B; and Article 12, Section 1202. The property location is 4656 Hanoverville Road, Bethlehem, PA, 18020, specifically Tax Map #L7SW1-1-30 and is zoned TD-4, Village Residential.

**Scott Pulley (ZA2024-09)** - The applicant is seeking a variance from Article 3, Section 303, QuickView Table 4 to permit an accessory dwelling unit in the Village Residential zoning district; an Interpretation of Article 12, Section 1202 regarding an accessory dwelling unit; a variance from Article 5, Section 504.1.B and 504.1.C to permit an accessory dwelling unit within an accessory building; and variance by estoppel and vested rights variance to permit accessory dwelling unit in TD-4 Village Residential where not permitted in QuickView Table 4. The property location is 4656 Hanoverville Road, Bethlehem, PA, 18020, specifically Tax Map #L7SW1-1-30 and is zoned TD-4, Village Residential.

**The applicants must appear in person at these Zoning Hearings.** Members of the public are invited to attend this meeting in person or virtually via the connection below. Anyone who wishes to testify must appear in person. A copy of the agenda will be posted on the Township website, [www.lowernazareth.com](http://www.lowernazareth.com), 24 hours prior to the hearing.

Join Zoom Meeting:  
<https://us02web.zoom.us/j/85286588263>

Telephone: 1-646-558-8656  
Meeting ID: 852 8658 8263  
Passcode: 568942

Copies of the above-noted appeal applications and supporting documents are available upon request. The Lower Nazareth Township Municipal Building is accessible to the physically challenged. 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