



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 April 26, 2007 at 7:30 p.m., in the Lower Nazareth Township Municipal Building, 306 Butztown Road, Bethlehem, PA 18020, regarding the following zoning appeals:

Zoning Appeal 2004-05, Faust Family Limited Partnership #4 - applicant – remanded from the Commonwealth Court of Pennsylvania by Order dated March 29, 2006. The property locations are 4562 Steuben Road, Tax Parcel #L7-5-13B and 4570 Steuben Road, Tax Parcel #L7-5-13B-1, and is zoned Low Density Residential (LDR).

Zoning Appeal 2007-05, Timothy Faust - applicant – requests interpretation of the following sections of the Lower Nazareth Township 2001 Zoning Ordinance, amended April 12, 2006 – Article II, Definitions, Section 202, Terms Defined, interpretation of the Zoning Ordinance relating to the definitions of Accessory Structures, Household Garage, Nonconforming Structure, and Nonconforming Use; Article V, Low Density Residential District, Section 502.B.2, Accessory Use or Structure; a variance and special exception approval may be required depending upon the interpretation for Article XIV, General Regulations, Section 1409.C.3, Expansion of a Nonconforming Use. The property location is 4570 Steuben Road, specifically Tax Map ID #L7-5-13B-1, and is zoned Low Density Residential (LDR).

Zoning Appeal 2007-06, Regency Realty Group, Inc. - applicant – requests variance relief and interpretation of the Zoning Ordinance from the following sections of the Lower Nazareth Township 2001 Zoning Ordinance, amended April 12, 2006 – Article XI, Light Industrial Campus District, Section 1108.N, Minimum Parking Setback; Article XVII, Off-Street Parking, Section 1703.C.3, Maximum length of a parking aisle and Section 1703.H.2, Paved Area Landscaping. The property location is State Route 248/Easton-Nazareth Highway, specifically Tax Map ID #K8-9A-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. The Lower Nazareth Township Zoning Hearing Board also reserves the right to change the order in which these appeals will be heard at this public meeting, if necessary.

Lori Seese
Zoning Administrator
Lower Nazareth Township