



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 March 25, 2008 at 7:00 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:

Guy Laurin (Appeal #2008-05) – Applicant requests a use variance from Article 5, Section 502.A, Permitted by Right Uses, to establish a beauty salon on a property with five apartment units. The proposal includes conversion of a first floor apt to a beauty salon. The property is an existing non-conforming use, structure and lot. The Applicant seeks relief from Article 17, Section 1701, Required Number of Off-Street Parking Spaces and Article 15, Section 1502.A., Dwellings in Combination with a Principal Business Use; and Special Exception for Article 14, Section 1409.C.3, Expansion of a Non-Conforming Use, Section 1409.C.2.(a)(iii), to allow more than one principal use on a non-conforming lot; Section 1409.C.2.(a)(v) reasonable use of the property, and Section 1409.G.2, Changes from Nonconforming Use to Another. The property location is 440 Nazareth Pike, specifically Tax Map #L7-3-2A, and is zoned Low Density Residential (LDR).

D & R Beverage Center, Inc. (Appeal #2008-06) – Applicant request an interpretation of the Zoning Ordinance relative to Article 18, Sections 1813, Area of Signs, and Section 1816, Signs Permitted in Commercial Districts relative to a drive-thru menu board. Similarly, the Applicant requests variances from Article 18, Section 1813 and Section 1816. The property location is 848 Nazareth Pike/SR 191, specifically Tax Map #K7-18-5, and is zoned General Commercial (GC).

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