



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 December 20, 2007 at 7:30 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:

Lower Nazareth Realty Partners, L.P. and KVH, LLC (Appeal #2007-16) – Applicant requests variance from Section 1002, Permitted Uses; a variance from the requirements of Section 202, Definition of a Hotel or Motel; a variance from Section 1502.13.d, Boarding House, which limits the maximum density; and alternatively a validity challenge to the Zoning Ordinance under Articles 909.1(a)(1) and 916.1 of the Pennsylvania Municipalities Planning Code in that the Zoning Ordinance has failed to provide for an extended stay hotel as a separate and distinct land use. The property location is Easton-Nazareth Highway/SR248 and SR 33, specifically Tax Map #K8-10-8, and is zoned Planned Industrial-Commercial (PIC).

Lower Nazareth Realty Partners, L.P. (Appeal #2007-17) – Applicant requests a special exception to operate an auto repair garage pursuant to Section 1002.C.2, or alternatively an interpretation of the Zoning Ordinance that the use could be permitted as a retail or personal service use, which is permitted by right pursuant to Section 1002.A. The property location is Easton-Nazareth Highway/SR248 and SR 33, specifically Tax Map #K8-10-8, 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