



# LOWER NAZARETH TOWNSHIP PLANNING & ZONING OFFICE

623 MUNICIPAL DRIVE  
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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 22, 2021, at 6:30 p.m., in the Lower Nazareth Township Municipal Building, 623 Municipal Drive, Nazareth, PA, 18064, regarding the following appeals from the Lower Nazareth Township 2001 Zoning Ordinance, last amended November 14, 2018, and Ordinance #212-06-14, Lower Nazareth Township Floodplain Ordinance, adopted June 11, 2014:

**Peoples Property, LLC (ZA2021-01) - CONTINUATION** – The applicant is seeking a reversal of the determination of the Floodplain Administrator, or variances from the Lower Nazareth Township Floodplain Ordinance #212-06-14: Article 2, Section 2.0, Permits Required and Section 2.04, Application Procedures and Requirements; Article 4, Section 4.01, Uses Permitted in the Floodplain District, Section 4.01F, Use of Yard and Lot Area for Sewage Disposal Systems, and Section 402.B, Prohibited Uses in the Floodplain District, and lastly Article 8, Technical Provisions.

The property location is 4683 Ash Drive, Nazareth, PA 18045, specifically Tax Map #L6-10-1B-8 and is zoned Low Density Residential (LDR).

**Peoples Property, LLC (ZA2021-04)** – The applicant is seeking a favorable interpretation that the property is a lawful pre-existing non-conforming lot pursuant to Article 14, Section 1409.6.2 of the Zoning Ordinance which permits development of the nonconforming lot, or in the alternative, variances from the Lower Nazareth Township Floodplain Ordinance #212-06-14: Article 4, Section 4.01, Uses Permitted in the Floodplain District, Section 4.01F, Use of Yards and Lot Area, and Section 402.B, Prohibited Uses in the Floodplain District, and lastly Article 8, Technical Provisions.

The property location is 4683 Ash Drive, Nazareth, PA 18045, specifically Tax Map #L6-10-1B-8 and is zoned Low Density Residential (LDR).

**Annie Marie, LLC (ZA2021-05)** – The applicant is seeking a favorable interpretation that the property is a lawful pre-existing non-conforming lot pursuant to Article 14, Section 1409.6.2 of the Zoning Ordinance which permits development of the nonconforming lot, or in the alternative, variances from the Lower Nazareth Township Floodplain Ordinance #212-06-14: Article 4, Section 4.01, Uses Permitted in the Floodplain District, Section 4.01F, Use of Yards and Lot Area, and Section 402.B, Prohibited Uses in the Floodplain District, and lastly Article 8, Technical Provisions.

The property location is 4673 Ash Drive, Nazareth, PA 18045, specifically Tax Map #L6-10-12 and is zoned Low Density Residential (LDR).

**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. A copy of the agenda is on the Township website, [www.lowernazareth.com](http://www.lowernazareth.com).

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  
Floodplain Administrator  
Lower Nazareth Township