



# Township of Salisbury

## NOTICE OF PUBLIC MEETING ZONING HEARING BOARD

Notice is hereby given that a Public Meeting will be held by the Zoning Hearing Board of Salisbury Township, Lehigh County, PA on Tuesday December 1, 2015 at 7:00 PM in the Township Municipal Building located at 2900 South Pike Ave., Allentown PA 18103/

### **1. 3111 LEHIGH ST., ALLENTOWN, PA 18103 - APPEAL NO. A-15-7480**

Hear the appeal of Mr. Carlos Cruz for consideration of a Special Exception Use of a fast food restaurant proposed for Dunkin Donut as required by Chapter 27 §306.2. The site is located in the C-3 Zoning District. The applicant is also requesting several Variances to Chapter 27 Zoning Ordinance, such as:

1. §307.2.C Minimum Lot Size Requirement of 20,000 Sq. Ft. The lot is non-conforming due to the lot size that equals 19,479.39 Sq. Ft.
2. §402.1.ZZ Minimum 300 foot setback from other fast food restaurants.

### **2. 1740 SEIDERSVILLE RD., BETHLEHEM, PA 18015 - APPEAL NO. 15-7483**

Hear the appeal of Lee Chizmar and Erin Shea for consideration of zoning relief subject to §806.3 dealing with expansion of a non-conforming structure along with consideration of Special Exception relief relative to §806.3.B.(2) for the non-conforming lot to have less than the required setback and/or request consideration of a Variance to maintain a setback along the northern property of 8.15' line where 15' is required. The Zoning Hearing Board may grant a Special Exception to reduce the required setbacks for construction on a non-conforming lot if the Board determines that such reduction would result in a building that would be more compatible with neighboring residences.

ADV: 11/18/2015  
11/25/2015