

NOTICE OF PUBLIC MEETING

ZONING HEARING BOARD

APRIL 2, 2019

Notice is hereby given that a Public Meeting will be held by the Zoning Hearing Board of Salisbury Township, Lehigh County, PA on Tuesday, April 2, 2019 at 7:00 PM in the Township Municipal Building located at 2900 South Pike Ave., Allentown PA 18103.

2242 CHURCH ROAD, BETHLEHEM, PA 18015 - APPEAL NO. A-19-11534

Hear the request of Marlene M. Bratsch for the Variance to Section 27-§307.2.A. regarding the required minimum setback for driveways from a lot line of an existing abutting single- family detached dwelling that requires the six-foot (6') setback. The applicant, Marlene Bratsch, has owned the property since 1963, and wants to keep the trees and constructed landscaping. The adjoining property owner, Terry Mutchler, obtained title to the ground encompassing the driveway as part of the Subdivision known as Southbury Park. The Mutchler family has agreed to the Boundary Line Adjustment.

321 EAST EMMAUS AVENUE (REAR), ALLENTOWN, PA 18103 – APPEAL NO. A-19-11538

Hear the Appeal of Mr. Julius Ewungkem with a request for a Variance to Section 27-§112.5(C) to convert a commercial use to a residential use according to 27-§306 where it is stated that a conversion of an existing building into an increased number of dwelling units is not permitted by right in the R-4 Zoning District known as Medium Density Residential District. The applicant is requesting favorable interpretation from the Zoning Hearing Board to allow the building to be converted into two (2) residential properties.

244 EAST LYNNWOOD STREET, ALLENTOWN, PA 18103 – APPEAL NO. A-19-11541

Hear the Appeal of Mr. Carlos Reyes regarding the Civil Enforcement Notice due to the violation of the Zoning Ordinance for construction of a garage between 2009 and 2011 without the required Zoning Permits. An additional structure was attached to make a second story that was never permitted, nor were building permits submitted. 1.) The applicant proceeded to encroach approximately 1,023 S.F. onto an adjacent property not owned by the applicant. The zoning office evaluated the maximum impervious coverage and indicates the applicant has exceeded impervious coverage by 1,503 SF, and shall require a Variance under 27-§307.B. Additional review of the building coverage was evaluated and indicates the building coverage currently exceeds approximately 2,310 S.F. which shall require a variance under 27-§307.2.B. for exceedance of the required building coverage.

**ADV: 3/20/2019
3/27/2019**