



Township of Salisbury

— LEHIGH COUNTY, PENNSYLVANIA —

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SALISBURY TOWNSHIP ZONING HEARING BOARD MEETING AGENDA

Tuesday, September 7, 2021

Start Time: 7:00 PM

Salisbury Township Municipal Building
2900 South Pike Avenue, Allentown, PA 18103

1. Call to Order
2. Roll Call
3. **APPEAL NO. 21-0242 - 1493 EAST EMMAUS AVENUE** Appeal of Steven J. Inc and NuVision Properties LLC for several variances to convert an 8-bed Group Home into a 12-unit Garden Apartment. The variances requested are:
 - §27-306.2 (Attachment 2) - The conversion of an existing building into an increased number of dwelling units is not permitted within the R4, Medium Density zoning district.
 - §27-306.2 (Attachment 2) - Garden apartments require a minimum lot area of 2 acres; only 0.745 acre exists.
 - §27-402.1.III(7)(a)(1) - A principal building shall be located a minimum of 40 feet from all exterior lot lines; building is only 25 feet from the easterly lot line.
 - §27-402.1.III(7)(a)(2) - A principal building shall be located a minimum of 60 feet from the lot line of an existing single-family detached dwelling; building is only 31 feet from the westerly lot line.
 - §27-510.2 - All parking spaces must be illuminated a minimum of one foot candle; adequate illumination is not proposed.
 - §27-603.7.C(1) - A paved area setback of 10 feet is required along East Emmaus Avenue; only 5 feet is proposed.
 - §27-605.1 - Off-street loading facilities shall be provided; none proposed.
 - §27-605.3 - Fire lanes shall be shown on the site plan; none shown.
 - §27-803.C(1) - All buffer yards shall be free from structures, including vehicle parking; 3 parking spaces are located within the buffer yard.
 - §27-804.2 - Shade trees shall be provided at a spacing of one every 40 feet; insufficient number proposed.

Applicants also believe the land and building are non-conforming with respect to use, setback, parking, dimensional requirements and lot size requirements and anything other zoning requirements would not be consistent with the use

proposed. Applicants believe that they are entitled relief on the basis of a variance by estoppel, or a validity variance, or a use variance, or any of the other variance set forth in this application.

4. **APPEAL NO. 21-0174 - 2639 COLORADO STREET** Request for interpretation by the Zoning Officer per §27-106.4 concerning the terms: “required front yard” utilized in §27-403.4.E(3)(a); “setbacks for accessory structures” utilized in §27-403.4.E(3)(b); “front yard setback” utilized in §27-309.2.C(1); and “prevailing yard pattern” utilized in §27-309.2.C(1)(a) all when applied to fences. Other subsections may be discussed in relation to this request.
5. Adjournment.

***** The meeting may be recorded for record keep purposes. *****