



Township of Salisbury

— LEHIGH COUNTY, PENNSYLVANIA —

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SALISBURY TOWNSHIP ZONING HEARING BOARD MEETING AGENDA

Wednesday, February 9, 2022

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. 21-0314 - 1033 SOUTH CEDAR CREST BLVD** - 1033 Cedar Crest, LLC seeks to appeal the Zoning Officer's Decision of November 23, 2021 denying the applicants' zoning application to expand the parking lot located at 1033 South Cedar Crest Blvd and maintain the existing nonconforming buffer yard when measured from the new lot line. In the alternative, applicant seeks variances from §27-803.2.A and §27-803.2.C(1) to allow a buffer yard of 8' (30' required) with parking spaces within the required buffer yard (none permitted). The property is located within the C-1, Office-Laboratory zoning district.
4. **APPEAL NO. 21-0215 - 2844 SOUTH PIKE AVENUE** - Appeal of Thomas Williams Sr. for a Special Exception per §27-306.2 (Attachment 2) to maintain two additions (totaling 1,328 sq. ft.) which would expand the use as a Construction Company Headquarters at 2844 South Pike Avenue. Applicant also seeks variances from §27-603.7E, §27-603.8, and §803.2A for the same additions. Specific variances requested are: paved area setbacks (5 ft. required, none proposed); parking lot trees (6 required; none proposed); and buffer yard (30 ft. required; none proposed). The property is located within the C2, Neighborhood Commercial zoning district.
5. **APPEAL NO. 21-0417 - 705 EAST ROCK ROAD** - Appeal of Michael and Donna Gross for a special exception, as per 27-806.3.C(1), to expand the existing non-conforming use at 705 East Rock Road more than 5% by constructing a 540 square foot carport. Applicants also seek a variance to increase the building coverage (10% permitted; 12% currently; 14% proposed). The property is located within the CR, Conservation-Residential zoning district.
6. Adjournment.

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