

**ZONING HEARING BOARD OF BETHLEHEM TOWNSHIP,
NORTHAMPTON COUNTY, PENNSYLVANIA**

May 30, 2018

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE FOLLOWING APPELLANTS HAVE FILED AN APPEAL FOR A PUBLIC HEARING BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP OF BETHLEHEM, A HEARING TO BE HELD AT 6:30 PM ON WEDNESDAY, May 30, 2018 AT THE TOWNSHIP MUNICIPAL BUILDING, 4225 EASTON AVENUE, BETHLEHEM, PA 18020. THE MEETING, AMONG OTHER ISSUES, CONCERNS THE FOLLOWING ZONING APPEALS:

Appeal # 03-2018 Grace Jack Construction, LLC. The Applicant seeks a minimum of three variances from the Bethlehem Township Zoning Code regarding a two acre undeveloped parcel of real estate located immediately to the south of Falmer Drive and to the north of Pheasant Run Court, Bethlehem Township, Pennsylvania. By preliminary written opinion of March 29, 2018, the Zoning Administrator has determined that proposed uses envisioned for this land development are not allowed by the Township Zoning Code. The real estate is located in the General Industrial District (GI); the Commercial Enhancement Overlay District (CEOD); and Streetscape Enhancement Overlay District (SEOD). The uses proposed by the Applicant include a two unit structure to house rental space; a contractor's office; a garage and repair shop; a storage area for equipment and machinery; a fleet parking area; and a storage area for materials used in the construction business.

The following variances may be required:

Section 275-94(A): The zoning ordinance does not authorize the use of a garage/service garage for "equipment or heavy machinery storage and repair" as a primary or accessory use in the GI Zoning District.

Section 275-87(B)(11): The Applicant may need to obtain a variance for its accessory uses envisioned within the OB District.

The real estate maintains Northampton County Tax Parcel Identification Number M8 9 4D 0205, and is described at Northampton County Deed Book 2015-1, Page 39665.

All interested parties are invited to attend and be heard.

Matthew Lubitz

Zoning Officer

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