

## **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, April 5, 2016 at 7:00 PM in the Township Municipal Building located at 2900 South Pike Ave., Allentown PA 18103

#### **2402 SOUTH FILBERT STREET, ALLENTOWN PA 18103 - APPEAL NO. A-16-8663**

Hear the appeal of Applicant Mr. Bret S. Wirth for consideration of Special Exceptions and Variances associated with 2402 South Filbert Street. The property is located in the Conservation Residential (CR) Zoning District that requires a 2 acre minimum. The property is currently served by public water and public sewer. The applicant is also requesting favorable approval to the following Special Exceptions and Variances to Chapter 27 Zoning Ordinance, such as:

1. Variance to §307.2.A to reduce the lot size from 10 acres to a minimum lot size of 0.6511 Acres (28,361 SF) whereas the minimum lot area in the CR district is 2 Acres.
2. Variance to §306.1 Table of requirements changing a conforming property to a non-conforming property is not permitted by right. Non-conforming lots are governed by §806.3.B (1 through 4).
3. Special Exception to Minimum lot width that requires 200 feet whereas the property exists with only 124.92 feet.
4. Variance to §307.2.A - rear yard setback reduction from 1080 feet to a reduced back yard equal to 66.30 feet where the Ordinance requires a 100-foot rear yard setback.

ADV: 03/16/2016  
03/23/2016