



Township of Salisbury

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, June 6, 2017 at 7:00 PM in the Township Municipal Building located at 2900 South Pike Ave., Allentown PA 18103.

446 EAST EMMAUS AVE., ALLENTOWN PA 18103 - APPEAL NO. A-17-10498

Hear the appeal of Mr. Thomas Guro requesting a variance from section §307.2.B. regarding a vacant lot located in the R-3 Zoning District that does not "cost effectively" have access to public water. The Zoning Ordinance in §307.2.B. indicates if the R-4 Zoning District has public sewage service and the applicant proves to the satisfaction of the Zoning Officer based upon review of the Township Engineer and the appropriate Township staff, that the lot cannot cost effectively be served by central water service, then the lot may meet the requirements for "both public sewer and central water" instead of the requirements for "public sewer or central water but not both". The project would require excavating under a Penn Dot road that would be cost prohibitive.

357 EAST ROCK ROAD, ALLENTOWN PA 18103 - APPEAL NO. A-17-10481

Hear the appeal of Mr. Munhei Makhoul, regarding the property of 357 East Rock Road located in the (CR) Conservation Residential Zoning District which is approximately 5,827 S.F. and referenced as a nonconforming lot of record. The applicant appealed the determination of the Zoning Officer. The Zoning Officer denied the permit due to exceedance in impervious coverage and building coverage as referenced in 27§307.2.A. The CR District has a minimum requirement of 2 acres in accordance with the Zoning and steep slopes; along with a 10% building coverage and 15% Impervious coverage. The applicant installed a patio, driveway and retaining wall that did not comply with building coverage or impervious coverage.

Nonconforming lots require Special Exception as referenced in 27§806 under Nonconformities. The applicable sections of the appeal are referenced in §27-806.3.B (1) sections a through f; (2) the Zoning Hearing Board may grant a Special Exception to reduce the required setbacks if the Board determines that such a reduction would result in a building that would be more compatible with the neighboring residences (4) If a proposed development on a nonconforming lot does not meet the requirements of §806 then development of the lot shall not occur unless a variance is granted by the Zoning Hearing Board.

ADV: 05/24/2017
05/31/2017