

**PUBLIC NOTICE**  
**SALISBURY TOWNSHIP, LEHIGH COUNTY, PA**  
**ZONING HEARING BOARD**  
**WEDNESDAY, APRIL 13, 2022 at 7:00PM**

The Salisbury Township Zoning Hearing Board will hold a public hearing on Wednesday, April 13, 2022 at 7:00 PM in the Township Municipal Building located at 2900 South Pike Avenue, Allentown PA 18103. The meeting will be held to hear the following cases:

**APPEAL NO. 21-0332 - 3380 LEHIGH STREET**

Appeal of Oak Restaurants, LLC for a Special Exception per §27-306.2 (Attachment 2) to raze the existing structure and construct a new 2,722 sq. ft./52 seat fast food restaurant. Applicant also seeks a favorable interpretation of §27-806.3 regarding the reconstruction of an existing nonconforming structure. In the alternative, applicant seeks variances from: §27-603.7.C for paved area setback (10 ft required/6 ft proposed); §27-603.8.B(1) for trees to be planted within the parking lot island along Lehigh Street (1 required/0 proposed); §27-605.1 for designated loading spaces (1 required/0 proposed); and §27-804.2 for street trees to be planted along Lehigh Street (6-8 required/0 proposed). The property is located within the C3, General Commercial zoning district.

**APPEAL NO. 22-0018 - 950 SOUTH OTT STREET**

Appeal of Western Salisbury Volunteer Fire Co. for a Special Exception per §27-306.2 (Attachment 3) to raze the existing structure and construct a new 7,511 sq. ft. firehouse. Applicant also seeks a favorable interpretation of §27-806.3 regarding the reconstruction of an existing nonconforming structure. In the alternative, applicant also seeks variances from: §27-307.2.A (Attachment 4) for minimum lot size (1 acre required/0.75 acre proposed), for impervious coverage (50% permitted/59% proposed), and side yard setback (50 ft required/12.83 ft proposed); §27-510.2 for parking lot illumination (1 footcandle required/less than 1 footcandle proposed); §27-603.3.B for driving aisle (24 ft required/22 ft proposed); §27-603.7.E for paved area setback from building (5 ft required/0 ft proposed); §27-603.8.C for deciduous trees to be planted (4 required/0 proposed); §27-603.9 for parking lot screening (4 ft high required/0 ft proposed); and §27-605.3 for fire lanes (1 required/0 proposed). The property is located within the R2, Low Density Residential zoning district.

**APPEAL NO. 21-0368 - 1644 CARDINAL DRIVE**

Appeal of Fabian Cedeno for a variance from §27-307.2.B (Attachment 5) to construct a single-family detached dwelling. The specific variance requests is for second front yard setback (25 ft required/9 ft proposed). The property is located within the R4, Medium Density Residential zoning district.

**All applicants and interested parties must attend in-person.** Requests to review the files in advance should be directed to Kerry Rabold, Planning & Zoning Officer, at [krabold@salisburytownship.pa.gov](mailto:krabold@salisburytownship.pa.gov) or 610-797-4000 x5825.

*ADV: 3/30/2022 & 4/6/2022 (Salisbury Press)*