



Township of Salisbury

— LEHIGH COUNTY, PENNSYLVANIA —

2900 SOUTH PIKE AVENUE, ALLENTOWN, PA 18103
P: (610) 797-4000 * F: (610) 797-5516
WWW.SALISBURYTOWNSHIPPA.ORG

SALISBURY TOWNSHIP ZONING HEARING BOARD MEETING AGENDA

Wednesday, April 12, 2023

Start Time: 7:00 PM

Salisbury Township Municipal Building
2900 South Pike Avenue, Allentown, PA 18103

1. Call to Order
2. Roll Call
3. **3054 S. Pike Ave (Appeal No. 23-0012)** - Jessica Ritz requests variance relief from §27-403.4.E(3)(a) to maintain a 6-foot, privacy-style fence within the front yard setback of 3054 S. Pike Ave (max. 4-foot, picket-style permitted). The property is located within the R4 Medium Density Residential zoning district.
4. **1414 East Susquehanna Street Lot #9 (Appeal No. 22-0398)** - A. Hunter Homes, LLC appeals the Zoning Officer's decision denying the placement of a manufactured home within the park at 1414 East Susquehanna Street on the basis that it is a pre-existing, non-conforming site. In the alternative, the applicant seeks variances from §27-402.1.OO(5) and §27-402.1.OO(6)(b) to place a manufactured home with 4' between dwelling units (15' required) and 2' setback from the cartway (10' required). The property is located within the R5 Medium High Density Residential zoning district.
5. **1414 East Susquehanna Street Lot #6 (Appeal No. 22-0400)** - A. Hunter Homes, LLC appeals the Zoning Officer's decision denying the placement of a manufactured home within the park at 1414 East Susquehanna Street on the basis that it is a pre-existing, non-conforming site. In the alternative, the applicant seeks variances from §27-402.1.OO(5), §27-402.1.OO(6)(a), and §27-402.1.OO(6)(b) to place a manufactured home with 10' between dwelling units (15' required), 10' setback from exterior lot lines (50' required), and 5' setback from the cartway (10' required). The property is located within the R5 Medium High Density Residential zoning district.
6. **3064 Lanze Lane (Appeal No. 23-0011)** - Raad Almir requests variance relief from §27-307.2.A, Section 27 Attachment 4, §27-308.2.F(1)(d), and §27-403.4.E(4)(b) to maintain a two-story deck (max 6 foot high above the surrounding average ground level permitted; current height unknown), concrete patio (15% max impervious surface permitted; 24.82% exists), and brick wall (max 3 foot high permitted; 3.5 foot exists) at

3064 Lanze Lane. The property is located within the CR Conservation Residential zoning district.

7. Appointment of conflict solicitor for the Zoning Hearing Board.
8. Adjournment.

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