

**SALISBURY TOWNSHIP
PUBLIC NOTICE**

The **Salisbury Township Zoning Hearing Board** will hold a public hearing on **Wednesday, September 11, 2024 at 7:00 PM** in the Township Municipal Building located at 2900 S. Pike Ave, Allentown, PA 18103. The meeting will be held to hear the following cases:

1220 Fretz Avenue (Appeal No. 24-0263) – Appeal of Saucon Construction, LLC requesting variance relief from §27-307.2.B (27 Attachment 5) to construct a single-family, detached dwelling which exceeds the minimum required front yard setback (25’ required; 18’ proposed) and the minimum rear yard setback (35’ required; 30’ proposed). The property is located within the R4, Medium Density Residential zoning district.

1205 East Emmaus Avenue (Appeal No. 23-0398) – Appeal of John M. Belles to clarify and modify Zoning Hearing Board Decision No. 9408 dated November 6, 1990, by determining if the current use is a home-based business and if so, to increase the maximum number of commercial vehicles that may be parked on the property from five to nine, consisting of the following: one crane, one bucket truck, two chipper trucks, two dump trucks, and three trailers. In the alternative, applicant requests a variance from §27-306.2 (27 Attachment 2) to permit the use of the property as a tree service business, which is not a permitted use, and/or as the continuation of a use previously granted. Additionally, applicant seeks variance relief from §27-307.2.B (27 Attachment 5) and §27-504.2 to construct a commercial storage structure on the property within 6 feet of the property line (25 feet required) and within 65 feet of the top bank of Trout Creek (75 feet required). Further, applicant seeks variance relief from §27-510.6, which limits the illumination level from luminaire at any property boundary which abuts a residential lot line to one-half footcandle, and which prohibits any light source from being visible at a point fifty feet from the lot line at a height of more than four feet above grade (the specific relief sought by applicant is not specified in the zoning application, as amended). Finally, applicant requests zoning relief from §27-510.8, which prohibits spotlights directed from one property into an abutting dwelling or onto the porches of an abutting dwelling (the specific relief sought by applicant is not specified in the zoning application, as amended). 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@salisburylehigpa.gov or 484-661-5825.

ADV: 8/28/2024 & 9/4/2024 (Salisbury Press)