

PUBLIC NOTICE

Notice is hereby given that the Zoning Hearing Board of South Whitehall Township will hold a public hearing on **THURSDAY, JUNE 05, 2025**, at **7:00 P.M.** in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania, for the following zoning appeals:

ZHB-2025-01: The Appeal of Ingerman Construction Management, LLC, from 5 Powell Lane, Collingswood, NJ, 08108, and Calvary Temple of Allentown, PA, **(i)**., seeking Special Exception approval under Section 350-42(b)(3) to permit a 0' side and rear yard buffer between the proposed Lot 1 and proposed Lot 2; **(ii)**., Variance relief from Section 350-42(b)(l) and Section 350-42 (b)(4) related to requirements for landscaper buffers and screening and (in the alternative to the requested Special Exception); **(iii)**., Variance relief from Section 350-42(d)(4)(D)&(E) to permit a 0' driveway separation from a residential lot line for the shared use driveway off of Winchester Road; **(iv)**., Variance relief from Section 350-48(o)(2)(E)(iv)(1)&(2) to permit a 0' setback on the shared lot line between Lot 1 and Lot 2 to facilitate a shared parking area (in the alternative to the requested Special Exception); **(v)**., Variance relief from Section 350-48(d)(4)(E)(i)(1) to permit a front façade of an apartment building in excess of 70' on the same plane; **(vi)**., an Interpretation that Section 350-48(d)(4)(E)(i)(2) requiring apartment buildings to front on an improved street in accordance with Section 350-42(g) or upon a courtyard or a close front said street is inapplicable; **(vii)**., an Interpretation that Section 350-24(8) does not prohibit the parking area of proposed Lot 1 as depicted because it does not encroach into the front yard setback of proposed Lot 2, and the Applicant requests variance relief in the alternative; **(viii)**., an Interpretation that Section 350-42(g) is inapplicable because proposed Lot 2 has frontage on Winchester Road and there is no minimum "Build-To" distance, and the Applicant requests variance relief in the alternative; and, **(ix)**., an Interpretation that Section 350-42(r)(2) is inapplicable to proposed Lot 1 and Lot 2 because Applicant is proposing a private driveway, and the Applicant requests variance relief in the alternative. The subject property is in the R-10 Zoning District (High Density Residential) and Apartment Buildings and Places of Worship are permitted uses by right. Parcel address is 3436 Winchester Road, Allentown, PA. Tax ID No. 548722977224. The above-referenced property is in South Whitehall Township, Lehigh County, PA. Copies of any plans, applications, and/or supporting documents that were submitted are available for public inspection at the Township Building during normal business hours where they may be examined without charge or obtained for a charge not greater than the cost thereof (it is recommended that appointments be made in advance). All appellants or their authorized representatives must attend. All objectors and interested parties are invited to attend and will have the opportunity to be heard.

Laura Harrier, Zoning Officer