The regular monthly meeting of the Whitehall Township Zoning Hearing Board will be held on December 19, 2023, at 7:00 p.m., in the Public Meeting Room of the Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052, to hear the following Applications and Appeals:

DOCKET # 2070 – Paxos Group Builders & Developers, LP – 2155 Spyglass Hill, Center Valley, PA 18034. Location: Phase 3 – Haven Ridge Condominiums, Whitehall, PA 18052, PIN 549877799513-1, the subject property is located in the R-5A High Density Residential Without Apartments Zoning District. This is an Appeal from an Enforcement Notice alleging that the Appellant is renting apartments in Phase 3 of the Haven Ridge Condominiums Subdivision, which is not a permitted use in the R-5A High Density Residential Without Apartments Zoning District, instead of establishing those units as condominiums as approved by the Board of Commissioners. Appellant denies ownership of and renting those units as apartments, and asserts that the Enforcement Notice is deficient.

DOCKET # 2071 – St. Elizabeth Catholic Church – 618 Fullerton Avenue, Whitehall, PA 18052. Location: 618 Fullerton Avenue, Whitehall, PA 18052, PIN 640810044636-2, the subject property is located in the R-5A High Density Residential without Apartments Zoning District. Applicant is requesting a favorable interpretation of section 27-165(G) of the Zoning Ordinance that its proposed sign is exempt from section 27-165(B) through (F) of the Zoning Ordinance as providing public service information. In the alternative, Applicant is requesting Variances from sections 27-165(B), (C), and (D) of the Zoning Ordinance to place a LED electronic display sign which appears to be less than 30 feet from street rights-of-way, less than 250 feet from residences, less than 400 feet from a Residential Zoning District, and which is not a permitted use in the R-5A High Density Residential Without Apartments Zoning District.

DOCKET # 2072 – BT Real Estate Holdings, LLC – of 1090 MacArthur Road, Whitehall, PA 18052. Location: * Lehigh Street a/k/a 2813 Lehigh Street and * Pine Street, Whitehall, PA 18052, PINs 549888097149-1; 549888267656-1; and 549888640379-1, the subject properties are located in the I-Industrial Zoning District and C-2 Regional/Community Commercial Zoning District. Applicant is requesting Variances to sections 27-155(A)(5) and (B); and 27-161(A)(1) and (2) of the Zoning Ordinance to install a 50 foot (50’) high freestanding sign on the Pine Street lot where only 35 feet (35’) in height is permitted, and eight (8) wall signs on the Lehigh Street lot, totaling 260.475 square feet where only one wall sign is permitted with a maximum total size of 150 square feet. In the alternative, Applicant is requesting a favorable interpretation that three (3) of the proposed wall signs are directional signs comprised of 11.375 square feet, 11.375 square feet, and 9.75 square feet, and Variances to section 27-156(A) of the Zoning Ordinance where only three (3) square feet per directional sign are permitted.

DOCKET # 2073 – Tuskes Homes – 4511 Falmer Drive, Bethlehem, PA 18020. Location: 4181 Bridge Street, Whitehall, PA 18052, PIN 548937040588-1, the subject property is located in the R-4 Medium Density Residential Zoning District. The property is comprised of 7.92 acres with slopes averaging between 12% and 33%. Applicant is requesting a Variance to section 27-114(D) of the Zoning Ordinance for a proposed nineteen (19) lot residential subdivision where, due to steep slopes, nine (9) of the proposed lots will be less than the minimum lot size, and four (4) of the proposed lots will have less than the required lot frontage.

DOCKET # 2074 – George Mallouhi and Miray Sankari – 1219 Davies Drive, Whitehall, PA 18052. Location: 1215 Davies Drive, Whitehall, PA 18052, PIN 54986345751-1, the subject property is located in the R-4 Medium Density Residential Zoning District. Applicants are requesting Variances to sections 27-18, 27-29, and 27-84(D) of the Zoning Ordinance to allow a concrete patio constructed in the front yard area without a Permit, and ordered to be removed as a condition of Building Permit #866-22.

DOCKET # 2075 – Lehigh Carbon Property Management, LLC – 1716 West Lizard Creek Road, Lehighton, PA 18235. Location: 3318 Seventh Street, Whitehall, PA 18052, PIN 549838249679-1, the subject property is located in the C-2 Regional/Community Commercial Zoning District. This is an Appeal from an Enforcement Notice. Applicants are requesting Variances to sections 27-18, 27-20, 27-80(E)(3) and 27-148 of the Zoning Ordinance to allow installation of a
prefabricated pet wash building with a wall sign, less than twenty feet (20') from an existing building, without a Building Permit, Electric Permit, and Sign Permit.

Copies of plans, applications and supporting documents are available for public inspection at the Township Municipal Building. Comments and questions may be submitted to CGittinger@whitehalltownship.com.

The decisions of the Township of Whitehall Zoning Hearing Board are made without regard to race, color, national origin, familial status, and disability status of the Applicant.

The Whitehall Township Municipal Building is accessible to the physically handicapped. Any person that requires special assistance to understand the nature of the business conducted at the above meeting because of visual, hearing, or other impairment, is requested to contact the Zoning Officer at least five (5) days prior to the scheduled meeting to arrange for the necessary assistance.

Applicants, and all interested parties MUST appear at this hearing to be considered.

The Whitehall Township Zoning Hearing Board has an obligation to affirmatively further fair housing and to review all land use and zoning applications in accordance with federal civil right statutes. This includes taking meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

The Zoning Hearing Board, in its land use and zoning decisions, does not discriminate against persons based on race, color, national origin, religion, sex, disability, or familial status and reviews all land use and zoning applications in accordance with federal civil rights statutes. Public comments made on the basis of bias and stereotype concerning people within these protected classes will not be taken into consideration by the Zoning Hearing Board in its deliberations.

Advertise:
November 29, 2023 and
December 6, 2023

Christopher W. Gittinger
Zoning and Code Enforcement Officer

Copy to:
Board of Commissioners, Mayor, Bureau Chiefs, William J. Fries, Esquire, Zoning Hearing Board, John F. Gross, Esquire