

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
PUBLIC HEARING**

The regular monthly meeting of the Whitehall Township Zoning Hearing Board will be held on **March 19, 2024, 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.** 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. Continued to this meeting at the request of the Applicant.

DOCKET # 2070 A – Paxos Realty, LP – 2155 Spyglass Hill, Center Valley, PA 18034. **Location:** **2011 through 2089 Arey Lane, Whitehall, PA 18052, PIN 549877799513.** 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 renting or leasing the units as apartments and claims the units meet the definition of condominium. Continued to this meeting at the request of the Applicant.

DOCKET # 2078 – W H W Company – 3145 E. Church Street, Whitehall, PA 18052, and **Monahan Property Management**, 107 East 4th Street, Northampton, PA 18067. **Location:** **3161 East Church Street, Whitehall, PA 18052, PIN 549963670791.** The subject property is located in the OS-1 Open Space Residential/Agricultural Zoning District. Applicants are requesting Variances to sections 27-23, 27-29, 27-30, and 27-68 of the Zoning Ordinance to allow Monahan Property Management to conduct outdoor storage business at the subject property without a Use Permit and which is not a permitted use in the OS-1 Zoning District, and to allow Third Party Linde Corporation to continue to conduct outdoor storage business at the subject property in excess of those operations allowed by, and after the expiration of, the Variance previously granted at Docket #1969. Continued to this meeting with the consent of one of the Applicants.

DOCKET # 2079 – Kasey and Alicia Schreffler – 123 Oakwood Drive, Whitehall, PA 18052. **Location:** **123 Oakwood Drive, Whitehall, PA 18052, PIN 640727430364.** The subject property is located in the R-4 Medium Density Residential Zoning District. Applicants are requesting a Variance to Sec. 27-102(A)(1) of the Zoning Ordinance to allow a home occupation online Etsy shop in addition to an existing home occupation electrical contractor business office; where only one home occupation is allowed.

DOCKET # 2080 – Edmund Hadeed and Fahd Tabban and Safe Wrap, LLC – 2123 N. First Avenue, Suite B1-B2, Whitehall, PA 18052. **Location:** **2123 N. First Avenue, Whitehall, PA 18052, PIN 549897223881.** The subject property is located in the C-1 Neighborhood Commercial Zoning District. Applicants are requesting Variances to Sec. 27-62(A) and 27-116 (C) of the Zoning Ordinance to allow the permanent placement of 2 temporary storage containers placed without Permits and an enclosed trailer on the property; which are prohibited uses in the C-1 Zoning District.

DOCKET # 2081 – Kalpesh Patel t/a Friendly Food Mart III – 906 Third Street, Whitehall, PA 18052. **Location:** **906 Third Street, Whitehall, PA 18052, PIN 640802886467.** The subject property is located in the C-1 Neighborhood Commercial Zoning District. Applicant is requesting Variances to Sec. 27-18, 27-148 and 27-165 (B), (C) and (D) of the Zoning Ordinance to allow an electronic display sign closer than 30 feet to a street right-of-way, closer than 250 feet to a residence and closer than 400 feet to a Residential Zoning District; installed without Building and Electrical Permits.

DOCKET # 2082 – WB Homes Land Acquisitions, LP – 404 Sumneytown Pike, North Wales, PA 19454. **Location:** 3626 Rural Road, Whitehall, PA 18052, PIN 548895351592. The subject property is located in the R-3A Special Care Community Residential Zoning District. Applicant is requesting Variances to Sec. 27-141 (H)(5) and (K)(3) of the Zoning Ordinance to allow structures to be located within 20 feet of a private street where 25 feet are required and to allow end units of attached dwellings to be located 40 feet from each other where 50 feet are required.

DOCKET # 2083 – A&R Auto & Body, LLC – 98 Fifth Street, Whitehall, PA 18052. **Location:** 98 Fifth Street, Whitehall, PA 18052, PIN 640707328709. The subject property is located in the R-5A High Density Residential Without Apartments Zoning District. Applicant is requesting Variances to Sec. 27-62(A) and 27-76 of the Zoning Ordinance to add an used vehicle sales use for up to ten (10) vehicles, which is a prohibited use in the R-4 Zoning District, to a nonconforming automotive vehicle repair garage.

DOCKET # 2084 – Aziz Khalil – 1268 Midway Circle, Whitehall, PA 18052. **Location:** 1268 Midway Circle, Whitehall, PA 18052, PIN 549874859435. The subject property is located in the R-4 Medium Density Residential Zoning District. Applicant is requesting a Variance to Sec. 27-106 (C) of the Zoning Ordinance to increase nonconforming front and side yard setbacks to replace a nonconforming 20 foot by ten foot concrete patio or porch with a 45 foot by ten foot stamped concrete patio or porch.

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:
February 28, 2024 and
March 6, 2024


Christopher W. Gittinger
Zoning and Code Enforcement Officer

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