

**TOWNSHIP OF WHITEHALL  
ZONING HEARING BOARD  
RESULT OF PUBLIC HEARING  
FEBRUARY 18, 2025**

The Acting Chairperson, Steve Burda, called the Meeting to order at 7:01 pm. There were four (4) Members present, Steve Burda, Lee Christman, Dean Wotring and Pedro Jose. The Acting Chairperson read the Fair Housing Statement. The Acting Chairperson advised that Docket #2115 was tabled indefinitely. The Acting Chairperson advised that there were only four (4) Members present. The Sole Applicant did not request a Continuance.

**DOCKET # 2114 – Nazem A. Issa** – 1700 Peach Tree Circle, Whitehall, PA 18052. **Location: 2034 N. Lehigh Avenue, Whitehall, PA 18052, PIN 549897705274.** The subject property is located in the R-5A High Density Residential w/o Apartments Zoning District. This is an Appeal from an Enforcement Notice, seeking to overrule the Zoning Officer's determination that the building was converted into two (2) dwelling units. In the alternative, the Applicant is requesting a favorable interpretation that the building only contains one dwelling unit.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Property Owners. He identified and offered five (5) Exhibits into the Record in support of the Enforcement Notice.

The Applicant testified that there is only one electric meter and one water meter for the property. A Mother and two (2) children live in the main living unit. There was a man who lived in the small first floor space for a period of time. The Applicant had installed a new kitchen in that area; and that everything has since been removed. There was discussion as to the nature of the first floor wall between the main living space and the small first floor space that had been occupied.

There were no objectors or supporters.

The Township Exhibits were admitted into the Record. The Record was closed.

The Zoning Hearing Board held an Executive Session.

Motion by Lee Christman to deny the Appeal; second by Pedro Jose. Motion passed 4 – 0. Motion by Lee Christman to deny the requested favorable interpretation; second by Dean Wotring. Motion passed 4 – 0.

Approval of the January, 2025 Minutes was deferred.

Meeting adjourned at 7:47 pm.