



AGENDA

The Upper Macungie Township Zoning Board of Adjustment will hold a public hearing on September 14th at 6:30 P.M., at the Township Building, 8330 Schantz Road, Breinigsville, PA 18031 to hear the following appeal:

#06 22 008 The Continuance of Zoning Appeal of Mark Marvi, 253 Lenape Trail, Allentown, PA 18104; for a variance from Section 27-403.4.F(2) “Additional Requirements for Accessory Uses” to allow a fence to be constructed within a drainage and utility Easement and Section 27-905.1.A (1)(b) regarding “Conservation Area” to erect a fence within the conservation easement.

The is property located at 253 Lenape Trail, Allentown, PA 18104 and situated in the R2 Zoning District. The Parcel Identification Number is 546579168351 1.

#08 22 010 The Continuance of Special Exception of Yoel Jacob, 1 International Blvd, Suite 410, Mahwah, NJ 07495; for conformance with Section 27-306.2 “Table of Permitted Uses by District” and Section 27-402.PPP Warehouse, Distribution or Wholesale Sales to allow the use of the properties located at 121 Nestle Way/8361 Schantz Road, Breinigsville, PA 18031 as a Warehousing/Distributing facility.

The property is situated in the LI Zoning District. The Parcel Identification Numbers are 545576122157 1 & 545576310595 1.

#09 22 012 The Zoning Appeal of Parkland School District, 1210 Springhouse Road, Allentown, PA 18104; for a variance from Section 27-603.7.C.(2) to allow paving within required 50’ setback. The property is located at 312 PA Route 100, Breinigsville, PA 18031.

The property is situated in the LI Zoning District. The Parcel Identification Number is 546516066875 1.

#09 22 013 The Zoning Appeal of E & M Ltd, 2076 Wooded Ridge Circle, Fogelsville, PA 18051; for a variance from Section 27-801.2. to allow two uses (residential and commercial) within the same building/property. A variance from Section 27-603.7.c.from the required 25' paved area setback. A variance from 27-803.4.a.6. from the required 15' buffer yard. A variance from 27-306 to allow the use of both an apartment and an office. Alternatively, a variance with respect to Section VI Overlay Mixed Use Ordinance with respect to lot size, more specifically Section 27-1100.2 which requires a minimum lot size of five (5) acres. The property is located at 7734 Main Street, Fogelsville, PA 18031.

The property is situated in the NC Zoning District. The Parcel Identification Number is 545672556625 1.

#09 22 014 The Zoning Appeal of American Craft Brewery LLC, c/o Catherine E. N. Durso, Esquire, Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101; to Appeal the Zoning Officers letter dated July 25, 2022 and to request approval to expand existing non-conforming structures regarding Section 27-806. In the alternative, a variance from Section 27-307.2.C. to construct a building that exceeds the maximum allowable height. The property is located at 7880 Penn Drive, Breinigsville, PA 18031.

The property is situated in the LI Zoning District. The Parcel Identification Number is 545579588534 1.

#09 22 015 The Zoning Appeal of 8451 Hamilton Blvd Breinigsville, PA 18031 LLC, 1106 S. Trexlertown Rd, Breinigsville, PA 18031; for a variance from Section 27-801.1.A. to not construct access in accordance with this Section of the Ordinance. The property is located at 8451 Hamilton Boulevard, Breinigsville, PA 18031.

The property is situated in the R3 Zoning District. The Parcel Identification Number is 546407731264 1.

Applicants must appear at the hearing.
All interested parties may appear and be heard.

Kyle Kuester
Zoning Officer