



## AGENDA

The Upper Macungie Township Zoning Board of Adjustment will hold a public hearing on September 13<sup>th</sup>, 2023 at 6:30 P.M., at the Township Building, 8330 Schantz Road, Breinigsville, PA 18031 to hear the following appeal:

**#08 23 012** Continuance of The Zoning Appeal of **Crown Castle USA, Inc, 2000 Corporate Drive, Canonsburg, PA 15317**; for a use variance from **Section 27-306** to allow a commercial communications tower on a R3 Zoned property. A dimensional variance from **Section 27-402.R.(1)** regarding “A commercial communications tower shall be set back a minimum distance equal to its height from all lot lines and existing street right-of-way lines.” A dimensional variance from **Section 27-402.R.(2)** to allow a freestanding commercial communications tower to exceed 50’ in height in a residential district. The property located at **1090 Trexlertown Road, Breinigsville, PA 18031**.

The property is situated in the R3 Zoning District. The Parcel Identification Number is 546530153772 1.

**#05 23 009** The Zoning Appeal of **Richard and Peggy Karpeuk, 6939 Ruppssville Road, Allentown, PA 18106, (owners)** and **Jacob T. Longenbach, 7127 Ruppssville Road, Allentown, PA 18106, (applicant)**; Requesting reconsideration of a Notice of Violation dated March 8, 2023, and appealing a denial of the Applicant’s Use Application dated March 13, 2023.

**1) Reconsideration of a Notice of Violation:**

A) § 27-512 – Filling, Excavation and Grading. Without a permit.

**2) Use Application Denial:**

A) § 27-306 – To allow two principal uses on one property, currently classified as a residential property by Lehigh County Assessment Records.

B) § 27-306.3. – An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use. (Zoning Officer Letter)

C) § 27-403.4.H – Home Occupations. (Zoning Officer Letter)

The property is located at 6939 Ruppsville Road, Allentown, PA 18106 and is situated in the LI – Light Industrial Zoning District. The Parcel Identification Number is 546558492007 1.

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

Kyle Kuester  
Zoning Officer