



AGENDA

The Upper Macungie Township Zoning Board of Adjustment will hold a public hearing on November 8th, 2023, at 6:30 P.M., at the Township Building, 8330 Schantz Road, Breinigsville, PA 18031 to hear the following appeal:

#10 23 017 The Zoning Appeal of **Crown Enterprises, LLC, 12225 Stephens Road, Warren, MI 48089**; for a variance from Section 27-803.4.A. to allow for a buffer less than the required 15' and to maintain the buffer yards as shown on the plans. A variance from **Section 27-603.7.C.(2)**, to allow for an encroachment on the 50' paving setback along an existing street right of way. A variance from **Section 27-603.7.C.(2)** to allow for an encroachment on the 20' paving setback of a lot line. A variance from Section 27-806.3 to expand the nonconforming use beyond 50%. A variance from Section 27-601 – Table 6.1 and 27-603.1.F.(4) regarding the number and size of required parking. A variance from Section 27-605 regarding the required size of parking spaces. The property located at **7649 Penn Drive, Allentown, PA 18106**.

The property is situated in the LI Zoning District. The Parcel Identification Number is 546600230896 1.

#01 23 001 Continuance of a Special Exception for 110 PA Route 100 LLC, **1800 Wazee Street, Suite 500, Denver, CO 80202**; 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 property located at **110 PA Route 100, Allentown, PA 18031** as a Warehousing facility.

The property is situated in the LI Zoning District. The Parcel Identification Number is 546507871706 3.

#11 23 018 The Zoning Appeal of **110 PA Route 100 LLC, 1800 Wazee Street, Suite 500, Denver, CO 80202**; related to a property located at **110 PA Route 100, Allentown, PA 18031**.

1. An appeal of the determination of the Upper Macungie Township Zoning Officer (the “Zoning Officer”) contained in the zoning review letter dated August 18, 2023 and as further expressed in testimony during the August 23, 2023 hearing before the Upper Macungie Township Zoning Hearing Board (the “ZHB”) that (i) the Subject Property is not a “lot” as defined in Section 27-

202 of the Upper Macungie Township Zoning Ordinance (the “Zoning Ordinance”); and (ii) that Section 27-801.3 of the Upper Macungie Zoning Ordinance prohibits the construction of a principal building on the Subject Property (collectively, the “Zoning Determinations”).

2. A determination that Section 801.3 of the Zoning Ordinance is substantively invalid pursuant to Section 916.1 of the Pennsylvania Municipalities Planning Code on the basis that it violates, inter alia, the provisions of the Pennsylvania Uniform Condominium Act (the “Condo Act”) and other applicable federal, state, and local laws.

The property is situated in the Light Industrial Park (LI) Zoning District. The Parcel Identification Number is 546507871706 3.

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

Kyle Kuester
Zoning Officer