



AGENDA

The Upper Macungie Township Zoning Hearing Board will hold a public hearing on Wednesday March 27th, 2024, at 6:30 P.M., at the Upper Macungie Township Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031 to hear the following application:

#02 24 012 Continuance of the application for D.R. Horton, Inc. 2060 Detweiler Rd. Harleysville, PA 19438; for:

- 1) An interpretation of the Zoning Ordinance that: a) Only the open space standards of the mixed-use overlay provisions set forth in Section 27-1103 of the Ordinance apply to the proposed Twin Ponds Mixed-Use Development at the subject location; b) The mixed-use overlay open space requirements set forth in Section 27-1103 supersede the general open space requirements for apartments as set forth in Section 27-402.KKK.(2)(m) of the Ordinance for the proposed Development; and c) The Site Plan accompanying the application is compliant as to open space requirements under the Zoning Ordinance and does not need further zoning relief or interpretations as to open space.
- 2) Or in the alternative, a variance from Section 27-402.KKK.(2)(m) to permit an apartment development involving 25 or more dwelling units with 1.19 acres (12.22%) of open space instead of the 10% common open space in addition to other open space requirements of the Zoning Ordinance or Subdivision and Land Development Ordinance, more specifically, the requirements of Section 27-402.KKK.(2)(m) 1) through 4).

The subject location has the address of 8739 Hamilton Boulevard, Breinigsville, PA 18031, is situated in the NC Neighborhood Commercial Zoning District with the Mixed-Use Overlay designation and is identified by Parcel Identification Numbers 545486783851-1, 545486660675-1, 545486652689-1, 545486551394-1 and 545486074486-1.

#02 24 008 Continuance of the application for **Allentown SMSA Limited Partnership d/b/a Verizon Wireless, 512 Township Line Road, Building 2, Floor 3, Blue Bell, PA 19422**; for: 1) A use variance from **Section 27-306** of the Upper Macungie Township Zoning Ordinance to allow a commercial communications tower on a property located in the RU3 Zoning District; 2) A dimensional variance from **Section 27-402.R.(2)** of the Upper Macungie Township Zoning Ordinance, to allow a freestanding commercial communications tower to exceed 50' in height in a Residential District; and 3) A variance from Section 27-809 of the Upper Macungie Township Zoning Ordinance to allow a driveway or accessway serving a commercial or industrial use in a residential district. The property located at **6411 Haasadahl Road, Allentown, PA 18106**.

The property is situated in the RU3 Zoning District. The Parcel Identification Number is 545794379119 1.

#02 24 009 Continuance of the application for **Allentown Park Properties, LLC, 7471 Keebler Way, Allentown, PA 18106**; more specifically: 1) A variance from **Section 27-307.2.C. and 27-402.GG.(3)** of the Upper Macungie Township Zoning Ordinance to allow a Hotel on a lot less than 5 acres and therefore creating a nonconforming lot; 2) An appeal of the Zoning Determination that **Section 27-603.7(c)(1)** of the Zoning Ordinance applies to the Project or in the alternative, a variance from **Section 27-603.7(c)(3)** to permit parking to be located 16' from a street right-of-way; 3) An appeal of the Zoning Determination that **Section 27-803.4.** of the Zoning Ordinance applies to the Project; 4) An appeal from the Zoning Determination that relief from **Section 27-803.B** of the Zoning Ordinance is required. The property located at **7471 Keebler Way, Allentown, PA 18106.**

The property is situated in the HC Zoning District. The Parcel Identification Number is 545691919616 1.

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

Marv Walton
Zoning Officer