

The Catasauqua Zoning Hearing Board will hear the following appeals on Tuesday, July 16, 2019 at 7:30 PM in the Municipal Complex, 90 Bridge Street Catasauqua, PA 18032.

Approval of the minutes of the June 18, 2019 meeting.

APPEAL #3-19: The Appeal of Jonathan Hanna, 760 E. Tioga Street, Allentown, PA, 18103 for 2 requests as follows:

1. The Appellant is requesting a modification of the variance relating to the property located at 7 Lehigh Street, Catasauqua, PA, 18032 granted at Appeal 7-17, on October 24, 2017. Specifically, the Applicant is requesting to reduce the number of units approved for commercial use from three (3) commercial units to two (2) commercial units, both in the barn. All other aspects and elements of the previous variance remain unchanged.
2. The Appellant is requesting variances from the side yard and rear yard setback requirements of Section 280-26 A, to construct a 21' by 30' roof over a paved portion of the rear of his property. The Appellant is requesting a 21' variance from the rear yard setback requirements and a 1' variance from the side yard setback requirements, both from Section 280-26 A and Attachment 3, Table of Dimensional Requirements to allow for the construction of the roof 4' from the rear and southern side property lines.

The Property is located in a DC- Downtown Commercial Zoning District in which mixed use development is not permitted but was approved on this property by way of the previous variance.

APPEAL #7-19: The Appeal of William Ivens, 701 Second Street, Catasauqua, PA 18032 for variances from the side yard and rear yard setback requirements of Section 280-26 C(1) "Residential Accessory Structure Setbacks"; and variances from the total building coverage and total lot coverage requirements of Section 280-26 and Attachment 3 "Table of Dimensional Requirements". Specifically,

1. The Appellant is requesting a two (2') foot variance from both the rear and side yard requirements to locate the accessory structure one (1') foot from the rear and one (1') foot from the interior side property lines.
2. The Appellant also is requesting a 208 SF variance to further exceed the maximum building coverage requirements, and an additional 160 SF variance from the maximum lot coverage requirements.

The Property is located in an R-2 Medium Density Residential Zoning District. The Property is nonconforming with respect to Building and Lot Coverage, already covering 91.16% of the lot. The accessory structure and driveway will increase this total to 97.39%

Any other business that comes before the Board.

Applicants must be present for their hearing. Parties interested in a scheduled hearing may review the application and supporting documents at the municipal building during regular business hours.

cc: Distribution List