

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

Approval of the minutes of the September 18, 2018 meeting.

Reorganization of the Zoning Hearing Board.

Appointment of Conflict Solicitor – Michael Santanasto, Esq.

APPEAL #1-19: The Appeal of Renate Bruehl 120 Second Street, Catasauqua, PA 18032. Mrs. Bruehl is applying to establish a three (3) unit apartment building. The property is located in an R-3 Medium Density Residential Zoning District. Specifically, the Applicant is:

1. Requesting an interpretation of the Zoning Ordinance that the minimum tract area and lot width requirements set forth in Section 280-26, Attachment 1, and Footnote 1 do not apply to conversions, but only to newly constructed apartments.
2. As an alternative if the interpretation requested above that compliance with area and lot width provided in Section 280-26 is only applicable to apartments including conversions in the R-2 District, then the applicants are requesting a 2,953 square foot variance from the minimum lot area requirement for a three (3) unit apartment building and a 29 foot variance from the minimum lot width requirements for apartments.
3. Requesting an interpretation of the Zoning Ordinance that the basement area can be included in the total “heated indoor living area” and count towards the 3000 square foot requirement for apartment conversions.
4. As an alternative, if the basement is not included in the total “heated indoor living area” the Appellant is requesting a 305 square foot variance from Section 280-26 and 280 Attachment 2 Note 1, claimed to be a de minimus variance.
5. A Special Exception Permit pursuant to Section 280-26 and 280 Attachment 1 Table of Permitted Uses by District Primarily Residential Districts to convert the existing Single Family Detached Dwelling into a three (3) unit apartment building.

APPEAL #2-19: The Appeal of Giovanni Landi, 601 Front Street, Catasauqua, PA 18032, for a use variance relating to the property located at 413 Second Street, Catasauqua, PA. The Applicant was previously approved to use the garage area of the premises to provide storage for an off premises business. The applicant is now requesting a variance to use the office are located within the existing garage as an office for mental health counseling, including drug and alcohol counseling. The Property is located in an R-3 Medium Density Residential district.

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