

## LEGAL NOTICE

The Zoning Board of Palmer Township will meet on Wednesday, January 4, 2017, at 7:00 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals:

**17-01 7:00 p.m.** 2411 Nazareth Rd. (Dickey's Barbeque), Jeff Kiska from And the Sign Says is seeking variances from §190-174B in order to have a signage with more than three colors and §190-161D (1) to have an internally illuminated sign that has a light background with dark illuminated text. This property is located in a General Commercial Zoning District.

**16-17 7:10 p.m.** 2510 Freemansburg Ave. (Aldi Food Market), Jeffery Carson on behalf of Aldi Food Market is seeking a variance from section §190-184(3)(a) in order to add signage to the building facades facing Freemansburg Ave and 25<sup>th</sup> St.. In a General Commercial Zoning District, one wall sign shall be permitted for each wall facing a public street, each with a total area not to exceed 10% of the total building face on which the sign is located. The maximum total wall sign area shall be 60 square feet.

**16-18 7:20 p.m.** 2417-2481 Park Ave.(Palmer Park Mall) located within a Planned Commercial zoning District. Kathy Hawley from Palmer Park LP is requesting a special exception and variances from the following sections for the replacement and addition of signage around the mall.

-A special exception from §190-172 in order to replace 3 non-conforming freestanding signs with smaller less high signs.

-If the special exception is not granted to replace the non-conforming signage, variances are being requested from §190-183A (sign height) and §190-184A (4) (b) [2] (the number of freestanding signs and square footage that is permitted on a lot) for all of the proposed freestanding signage.

-If the special exception is granted, variances from sections §190-183A and §190-184A (4) (b) [2] are being requested for a fourth freestanding sign located on Park Ave.

-An interpretation for the electronic portion of the sign on Rte. 248 is being requested. The applicant is requesting that the sign be considered an electronic message sign instead of a digital sign.

-A variance from section §190-184A(4)(b)[4] (a maximum height of 5 feet is permitted) for the height of an electronic message/digital sign.

- A variance from section §190-189A(1) (a digital sign shall not be placed within 500 feet of a residential zoning district) or 190-189B(1) (an electronic message sign shall not be placed within 200 feet of a residential zoning district) depending if the electronic portion of the sign on Rte. 248 is classified as a digital or electronically changing message sign. The proposed sign is 180 feet from a residential zoning district.

**17-02 7:30 p.m.** 3106-3142 William Penn Hwy, Stephen and Teresa Selvaggio, 22 S. Commerce Way, Suite 15 Bethlehem Pa 18017 are requesting variances from the following sections to develop Parcel M8NE2-11-3 (Tract 2) to the East of the Rosemont Shopping Center. The plan consists of two parcels, the western parcel (Tract1) is located in a General Commercial Zoning District and the lot to the east of the Rosemont Shopping Center (Tract 2) is located in a High Density Residential Zoning District. Both tracts are located within the William Penn Highway Overlay District.

-§190-262B(1) in order to have a 2922 square foot ground floor commercial use. Ground floor commercial uses are limited to a maximum of 1500 square feet.

-§190-168G(3) to have parking spaces that would be 6 feet from the proposed building. The ordinance requires a minimum of 10 feet between the parking spaces and any non-residential building.

-§190-265A(1)(b) to provide a 10 foot wide rear yard buffer. A minimum 20 foot wide rear yard buffer is required by ordinance.

-§190-53B- To have 80.6% impervious coverage and 19% of lot landscaping. A maximum of 70% impervious coverage and a minimum of 30% lot landscaping are permitted within a High Density Residential Zoning District.

-§190-82C- To have 85.8% of impervious coverage and 14% of lot landscaping. A maximum of 85% impervious coverage and a minimum of 15% lot landscaping are permitted within a General Commercial Zoning District.

-§190-54C to have parking in the front and side of the principal structure. The ordinance permits parking in the side and rear of the principal structure.

-§190-55G to have a rear yard setback of 27.9 feet. The minimum rear yard setback in a High Density Residential Zoning District is 30 feet.

-§190-166A to provide for 97 parking spaces. The proposed uses would require 105 parking spaces.

Any person interested or aggrieved may appear at the appointed time and be heard. Any parties who would deem themselves aggrieved by the grant of relief requested in any appeal must appear before the Zoning Hearing Board, either in person to submit an appearance form provided by the Board or through submission of a legally authenticated statement of proof.

James Raudenbush  
Palmer Township Zoning Administrator