

PUBLIC NOTICE
SOUTH WHITEHALL TOWNSHIP

Notice is hereby given that the Zoning Hearing Board of South Whitehall Township will conduct a Public Hearing on **Monday, December 20, 2021, at 7:00 P.M.**, in the South Whitehall Township Municipal Building located at 4444 Walbert Ave, Allentown, Lehigh County, Pennsylvania, for the following zoning appeal:

ZHB-2021-06: The Appeal of Crackersport Racquetball LP, Parkland Property LLC, ABRA Development 23 LP, Center & Dewberry Partners LP, and Basin Exchange LLC, seeking Off-Street Parking relief for a proposed Coordinated Development where a total of 607 Parking Spaces are required for each Use within the proposed Coordinated Development, and where 265 Parking Spaces are existing on site, and where 348 Parking Spaces are proposed for Future Reserve Space. The property is known as Parkland Manor Assisted Living.

- (1.)** Variance from Section 350-48(c)(11)(D) regulating the required number of Parking Spaces in a Coordinated Development;
- (2.)** Variance from Section 350-48(r)(10)(D) from the Retirement Facility Minimum Off-Street Parking Calculations of 1.5 Parking Spaces per independent Dwelling unit;
- (3.)** Variance from Section 350-48(r)(3)(D) from the Recreation Facility Minimum Off-Street Parking Calculation of 1.0 space for every employee on the largest shift, plus 1.0 space for every 150 square feet of total Floor Area;
- (4.)** Variance from Section 350-48(r)(8)(D) from the Sit-Down Restaurant Minimum Off-Street Parking Calculations of the greater of 1.0 space for each three (3) seats plus 1.0 space for each employee on the largest work shift OR 1.0 space per eighty (80) square feet of total Floor Area, 1 Large parking space for parking areas containing more than 50 Standard spaces; PLUS 1 Large Off-Street Loading Zone if the use is greater than 5,000 square feet in area;
- (5.)** Variance from Section 350-48(o)(2)(E)(iii)(a)(7) having to provide Planting Islands in the existing parking lot as required between 25 or more spaces;
- (6.)** Variance from Section 350-48(o)(2)(E)(iii)(a)(8) having to provide for Parking Areas exceeding thirty thousand (30,000) square feet in commercial and industrial districts shall be provided with curbing, and planter strips to control traffic flow and to provide walkways for pedestrian safety in the Parking Areas to the satisfaction of the Township;
- (7.)** Variance from Section 350-48(o)(2)(E)(ii)(e) to request Reserve Parking Area. The Zoning Hearing Board may grant a variance to the above requirements when it is documented to the Board's satisfaction that the requirements would result in unneeded parking. Sufficient area shall be reserved, however, to meet these requirements in full, and the Board of Commissioners may require partial or complete enlargement up to these standards as conditions indicate such enlargement is warranted.

The subject property is located at 4636 Crackersport Road and is zoned IC-1 Industrial Commercial Special Height Limitation. Tax ID Nos. 547658275036-1 to 10, 547648920576-1, 547648327035-1, 547638927327-1, 547648762754-1, and 547648993531-1.

The above-referenced property is in South Whitehall Township, Lehigh County, PA. Copies of any plans, applications, and/or supporting documents that were submitted can be available for public inspection at the Township Building during normal business hours where they may be examined without charge or obtained for a charge not greater than the cost thereof (it is recommended that appointments be made in advance). All appellants, or their representative with legal standing, must attend. All objectors and interested parties are invited to attend and will have the opportunity to be heard.

SOUTH WHITEHALL TOWNSHIP

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

November 29, 2021

East Penn Publishing
Legal Ad Department
1633 N 26th St
Allentown, PA 18104
lmoyer@tnonline.com

Dear Ms. Moyer:

Please publish the attached Public Notice in the Legal Notice section of your classified advertisements in the Parkland Press edition of the Lehigh Valley Press on December 1st and December 8th, 2021.

Send the Certification of Publication and the Statement of Charges to Donna Zackeru, at the South Whitehall Township Municipal Building, 4444 Walbert Avenue, Allentown, PA, 18104.

Please send return confirmation of the receipt of this e-mail to: harrierl@southwhitehall.com.

Thank you.

Sincerely,



Laura Harrier
Zoning Officer

cc: BOC, ZHB, D.Manhardt, D. Zackeru, J. Gallagher Reporting

4444 Walbert Avenue • Allentown, Pennsylvania 18104-1699

Administration (610) 398-0401 • Police (610) 398-0337 • Public Works (610) 398-0407 • FAX (610) 398-1068