

**PUBLIC NOTICE**  
**SOUTH WHITEHALL TOWNSHIP**

Notice is hereby given that the Zoning Hearing Board of South Whitehall Township will conduct a Public Hearing on **Wednesday, March 23, 2022, 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-2022-02:** The Appeal of Jemco Capital, LLC, having been continued from the February 23, 2022 Hearing, and publicly announced by the Board during the Hearing, to continue this case to the March 23, 2022 Hearing. The Applicant, Jemco Capital LLC, is seeking a one (1) year Time Extension per Section 350-13(d)(3) of the Zoning Ordinance for relief previously granted under Appeal Docket No. ZHB-2020-06. The subject property is located at 1933 Harold Avenue and is zoned (R-5) Medium Density Residential. Tax ID No. 549705887729-1.

**ZHB-2022-03:** The Appeal of Cedar Quirky, LLC, seeking a Favorable Interpretation to Change an existing Nonconforming Use to another Nonconforming Use. The current Use of the parcel is a Real Estate Brokerage Office granted under previous Appeal of ZHB-2004-41. The proposed Use is a Professional Office and provided for in Section 350-42(d)(2)(A) through (D), Nonconforming Uses. The subject property is located at 40 S. Cedar Crest Boulevard and is zoned (R-4) Medium Density Residential. Tax ID No. 548664287068-1.

**ZHB-2022-04:** The Appeal of Kothiya Brothers, LLC, seeking dimensional variance from Section 350-48(r)(9)D, Retail Sales Minimum Off-Street Parking Calculations, where 23 parking spaces are required and 9 spaces proposed; and Section 350-48(o)(2)(E)(iv) Parking Area Setback Variance for Parking Areas less than 8,000 square feet is seeking relief from the setback from the Ultimate Right-of-Way Line of 25 feet and Side and Rear Yard Setbacks of 15 feet; and Section 350-42(b) Buffer Strips seeking relief from the buffering requirement between dissimilar Uses where a minimum 15 foot buffer strip is required between the NC District and the R-5 District. The subject property is located at 2232 Walbert Avenue and is zoned (NC) Neighborhood Commercial and Retail Sales are a permitted use. Tax ID No. 548785840032-1.

An **Organizational Meeting** of the South Whitehall Township Zoning Hearing Board to elect its Officers, appoint its Solicitor, appoint substitute conflict Solicitor, and adopt a Resolution regulating the conduct of a public hearing by a Hearing Officer.

The above-referenced properties are 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.