

PUBLIC NOTICE

Notice is hereby given that the Lowhill Township Zoning Hearing Board will conduct a public hearing on **Tuesday, December 21, 2021**, starting at **7:00 P.M.** being held physically at the Fogelsville Fire Company – Banquet Hall at 7850 Lime Street, Fogelsville, PA 18051 (still a COVID-19/Zoom hearing -socially distanced) at the Fogelsville Fire Company – Banquet Hall. The Zoning Hearing Board will consider the following Appeal:

Case No. 2021-6, Appeal No. 182 A hearing in the Appeal of Applicant, CRG Acquisition, LLC (equitable owner pursuant to an Agreement of Sale with existing Owner, George W. Wessner, Jr. and Cheree Wessner of 7129 Country Spring Road, New Tripoli, PA 18066), seeking zoning relief for a variance from Section 544 of the Lowhill Township Zoning Ordinance in the RV Zone and subject to the EP Environmental Protection Overlay for relief from the maximum height of thirty-five (35) feet with centralized water and on-lot sewage, but fifty (50) feet if centralized water and sewer is provided. Applicant proposes centralized water, but proposes that they cannot provide public sewer, so a variance is requested from Section 544 to permit a fifty (50) foot high building as outlined in the Application. The variance will exceed the maximum height requirement of Ordinance Section 544, and a variance from said Section is the requested relief. Additionally, Applicant appeals the November 12, 2021 Zoning Officer's (Brian Carl) correspondence regarding Area #1 and Area #2 with regard to the alleged/proposed disturbance of steep slopes and the impact of the EP Environmental Protection Overlay. In the alternate, from appealing the Zoning Officer correspondence, an alternate interpretation from the Zoning Hearing Board whether or not Area #1 and Area #2 as depicted in the application require or are affected by the EP Environmental Protection Overlay, and a third alternate to the extent necessary, a variance from Section 810 Permitted Uses and 870 Steep Slope Portion of the EPD. The subject property is owned by George W. Wessner, Jr. and Cheree Wessner, 7129 Country Spring Road, New Tripoli, PA 18066. The Applicant, CRG Acquisition, LLC, who is the equitable owner pursuant to an Agreement of Sale with the location of the property being 2951 Betz Court, Orefield, PA 18069 in Lowhill Township within the Rural Village (RV) Zoning District.

The parcel identified for the Owner is 2951 Betz Court, Orefield, Lowhill Township, Lehigh County, PA 18069 with a mailing address of 7129 Country Spring Road, New Tripoli, PA 18066-2436, identified as PIN 5457257554291 (Document ID 2016002852).

The above-referenced property is located in Lowhill Township, Lehigh County, PA. Copies of the Appeal Application, plans, and supporting documents filed with the Appeal Application, are available for public inspection at the Township Municipal Building during regular business hours. All interested parties are invited to attend and be heard.

In light of the Corona Virus (COVID-19) and resulting health concerns, the within hearing is being advertised as a public hearing but the hearing will be conducted via Zoom online as well as advertised at the Township Building to allow for all interested parties, objectors and witnesses to testify via either phone through the advertised number or direct participation via Zoom, the Applicant and their counsel may be testifying via the advertised Zoom online and can be cross examined via Zoom or via phone on said date of hearing. Please contact Lowhill Township for further information pertaining to the online Zoom account and/or the call-in number which will be posted and advertised at the Township Building as well as the requisite online account and phone-in will be provided upon request to the Township.

NEIL D. ETTINGER, SOLICITOR
LOWHILL TOWNSHIP
ZONING HEARING BOARD