

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
PUBLIC HEARINGS**

The Whitehall Township Zoning Hearing Board will hold a Special Meeting on **February 13, 2024, at 7:00 p.m.**, in the Public Meeting Room of the Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052, to hear the following Applications and Appeals:

DOCKET # 2072 – BT Real Estate Holdings, LLC – 1090 MacArthur Road, Whitehall, PA 18052. **Location: * Lehigh Street a/k/a 2813 Lehigh Street and * Pine Street, Whitehall, PA 18052, PINs 549888097149-1; 549888267656-1; and 549888640379-1**, the subject properties are located in the I-Industrial Zoning District and C-2 Regional/Community Commercial Zoning District respectively. Applicant is requesting Variances to sections 27-155(A)(5) and (B); and 27-161(A)(1) and (2) of the Zoning Ordinance to install a 50 foot (50') high freestanding sign near the Pine Street Bridge where only 35 feet (35') in height is permitted, and eight (8) wall signs, totaling 260.475 square feet where only one wall sign is permitted with a maximum total size of 150 square feet. In the alternative, Applicant is requesting a favorable interpretation that three (3) of the proposed wall signs are directional signs comprised of 11.375 square feet, 11.375 square feet, and 9.75 square feet respectively, and Variances to section 27-156(A) of the Zoning Ordinance where only three (3) square feet per directional sign are permitted. Continued to this Meeting by the Zoning Hearing Board.

DOCKET # 2073 – Tuskes Homes – 4511 Falmer Drive, Bethlehem, PA 18020. **Location: 4181 Bridge Street, Whitehall, PA 18052, PIN 548937040588-1**, the subject property is located in the R-4 Medium Density Residential Zoning District. The property is comprised of 7.92 acres with slopes averaging between 12% and 33%. Applicant is requesting a Variance to section 27-114(D) of the Zoning Ordinance for a proposed nineteen (19) lot residential subdivision where, due to steep slopes, nine (9) of the proposed lots will be less than the minimum lot size, and four (4) of the proposed lots will have less than the required lot frontage. Continued to this Meeting by the Zoning Hearing Board.

Copies of plans, applications and supporting documents are available for public inspection at the Township Municipal Building. Comments and questions may be submitted to CGittinger@whitehalltownship.com.

The decisions of the Township of Whitehall Zoning Hearing Board are made without regard to race, color, national origin, familial status, and disability status of the Applicant.


The Whitehall Township Municipal Building is accessible to the physically handicapped. Any person that requires special assistance to understand the nature of the business conducted at the above meeting because of visual, hearing, or other impairment, is requested to contact the Zoning Officer at least five (5) days prior to the scheduled meeting to arrange for the necessary assistance.

Applicants, and all interested parties MUST appear at this hearing to be considered.

The Whitehall Township Zoning Hearing Board has an obligation to affirmatively further fair housing and to review all land use and zoning applications in accordance with federal civil right statutes. This includes taking meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

The Zoning Hearing Board, in its land use and zoning decisions, does not discriminate against persons based on race, color, national origin, religion, sex, disability, or familial status and reviews all land use and zoning applications in accordance with federal civil rights statutes. Public comments made on the basis of bias and stereotype concerning people within these protected classes will not be taken into consideration by the Zoning Hearing Board in its deliberations.

Advertise:
January 24, 2024 and
January 31, 2024


Christopher W. Gittinger
Zoning and Code Enforcement Officer

Copy to:
Board of Commissioners, Mayor, Bureau Chiefs, Victor E. Scomillio, Esquire, Zoning Hearing Board, John F. Gross, Esquire