**NOTICE OF PUBLIC HEARING**

The Zoning Hearing Board of the Borough of North Catasauqua, PA will hold a public hearing on Tuesday, March 22, 2022 at 5:30 PM in Borough Hall located at 1066 Fourth Street, North Catasauqua, PA 18032. The subject of the hearing will be the request of:

APPEAL No. 2021-02A New Image Enterprises LLC and Neel Shail LLC is required to appear before the Borough of North Catasauqua Zoning Hearing Board for a Special Exception Hearing and including a request for variances. The intended subdivision will also propose 4 apartments and single-family dwelling. The property is located at 1021 5th Street (m4se4c370923) in the R2 (Two-family Residential Zoning District). The proposed use is found in the North Catasauqua Zoning Ordinance, Article 4 (Permitted Land Uses per District); Section 402 (R2 Two-family Residential District); 1.3 (Uses by Special Exception); A-5 (Multiplex). This use is a ***Special Exception*** by ordinance and is permitted by right provided that all the standards and criteria are satisfied with approval & authorization granted by the North Catasauqua Zoning Hearing Board.

The following variances will be discussed:

* **Z.O. Article 4** Permitted Land Uses, **Section 402** R2 two-family residential district, **2.** Bulk and Area Requirements, **R-1/R-5** *Minimum Lot Width.*
* **Z.O. Article 4** Permitted Land Uses, **Section 402** R2 two-family residential district, **2.** Bulk and Area Requirements, **R-2/R-5** *Minimum Yards.*
* **Z.O. Article 7** Off-street Parking and Loading Regulations, **Section 704** Parking Requirements, **6.** Design Standards…, **6.2** *…10 feet from any Property Line….*
* **Z.O. Article 7** Off-street Parking and Loading Regulations, **Section 704** Parking Requirements, **6.** Design Standards…, **6.3** *All parking area shall be physically separated from public street by concrete curb and by a planting strip.*
* **Z.O. Article 5** Use Definitions and Regulations, **Section 502** Use Regulations, **R.** Residential Uses, **R-5** Multiplex*,* ***1.***Development Regulations *,***1.4**Setbacks, **a)** *Apartment building shall be a minimum of 20 feet from any property line.*
* **Z.O. Article 4** Permitted Land Uses, **Section 402** R2 two-family residential district, **2.** Bulk and Area Requirements, **R-5** *Minimum Lot Area, 10,000 square feet.* The area of proposed Lot 1 is 8609.46 square feet, a variance from the ordinance of 1390.54 square feet.
* **Z.O. Article 4** Permitted Land Uses, **Section 402** R2 two-family residential district, **2.** Bulk and Area Requirements, **R-5** *Building Coverage, 35 percent.* The area of proposed Lot 2 is 5790.54 square feet with a building coverage of 2189 square feet/37.8%, a variance from the ordinance of 163 square feet/2.8%.
* **Z.O. Article 5** Use Definitions and Regulations, **Section 502** Use Regulations, **R.** Residential Uses, **R-5** Multiplex*,* **1*.***Development Regulations *,***1.1**, Maximum Residential Density*, Number of Bedrooms/2 -2500 SF/dwelling unit.* Proposed Lot 1 is 8609.46 SF(4 -2 bedroom)with an allowable calculated density of3.44 units, a variance of 0.64 units. 4 units being allowed on 10,000 SF.
* **Z.O. Article 5** Use Definitions and Regulations, **Section 502** Use Regulations, **R.** Residential Uses, **R-5** Multiplex*,* **1*.***Development Regulations *,***1.2**, Minimum Lot Area*, A lot of not less than 10,000 SF.* Proposed Lot 1 is 8609.46 SF*,* a variance of 1390.54 SF.
* **Z.O. Article 5** Use Definitions and Regulations, **Section 502** Use Regulations, **R.** Residential Uses, **R-5** Multiplex*,* **1*.***Development Regulations *,***1.3,** Open Space and Community use Area*, …10% of the lot area …used for open space and/of community use.* This was not addressed.
* **Z.O. Article 5** Use Definitions and Regulations, **Section 502** Use Regulations, **R.** Residential Uses, **R-5** Multiplex*,* **1*.***Development Regulations *,***1.4**, Maximum Residential Density*, c) The minimum open space shall be ten percent of lot area.* This was not addressed.
* **Z.O. Article 6** General Regulations, **Section 601** Accessory Structures, **3.** Setback Schedule, **R-2 District** 3 feet*,* The garage as an accessory structure has a required setback of 3 feet from the side property line.

Applicant(s) and/or their representatives are required to attend said hearing and present testimony regarding this matter. All other interested parties may attend. A copy of the aforementioned application can be reviewed at the Borough Hall during established business hours.

David J. Kutzor

Zoning Officer

Keystone Consulting Engineers, Inc.