

## Zoning Hearing Board Agenda for Monday, May 6, 2024

### **PUBLIC NOTICE**

#### **ZHB 2024-01**

The Zoning Hearing Board of Washington Township, Northampton County, Bangor, PA will hold a public hearing on Monday, May 6, 2024, at 6:30 PM, at the Washington Township Municipal Complex, 1021 Washington Blvd., Bangor PA, 18013 to act on the following request:

The Applicant, Charles Nansteel III, 15 Locke Heights Rd., Bangor, PA 18013 under agreement of sale of 296 Flicksville Rd., Bangor PA 18013, Tax Parcel F9-11-9C-0134, is seeking relief from the following Section or any other sections therein of the Washington Township Zoning Ordinance.

**Section 3.6.B**, Permitted Uses by Right. Does not list a Landscape Business as a permitted use in the Agricultural District.

**Section 4.6.C.3** Nonconforming Use: a nonconforming use shall not be altered, reconstructed, extended or enlarged except in accordance with the following provisions: Such alteration, reconstruction, extension or enlargement shall be permitted by Special Exception from the Zoning Hearing Board.

Such alteration, reconstruction, extension or enlargement shall be only upon the same lot as in existence on the date the use became non-conforming.

Such alteration, reconstruction, extension or enlargement shall not create a volume or floor area of the non-conforming use which is greater than fifty (50) percent more than the volume or floor area of the non-conforming use as it existed on the date the use became non-conforming provided all other requirements of the Ordinance are met.

**The applicant proposes to move his landscaping business to the property. The current use of an auto salvage yard is a pre-existing non-conforming use granted by special exception approval by the Zoning Hearing Board on July 3, 2006.**

Any interested party is welcome to attend, and they will have an opportunity to be heard.

Washington Township Interim Zoning Officer

Bettina Serfass

### **PUBLIC NOTICE**

#### **ZHB 2024-02**

The Zoning Hearing Board of Washington Township, Northampton County, Bangor, PA will hold a public hearing on Monday, May 6, 2024, at 6:30 PM, at the Washington Township Municipal Complex, 1021 Washington Blvd., Bangor PA, 18013 to act on the following request:

The Applicant, Conner Haffling, 314 Kennedy Dr., Bangor, PA 18013 requests a variance for the storage of landscaping materials, trucks and equipment at the property known as 159-205 Blue Valley Dr. Bangor, PA., also known as Tax Parcel E9NW2-1-7-0134. Any interested party is welcome to attend, and they will have an opportunity to be heard.  
Washington Township Interim