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March 25, 2013

GEORGE F. COFFIN
1896-1937

GEORGE F. COFFIN, JR.
1928-1986

NAZARETH OFFICE:
BY APPOINTMENT ONLY
LIBERTY AND CENTER STREETS
NAZARETH, PA. 18064

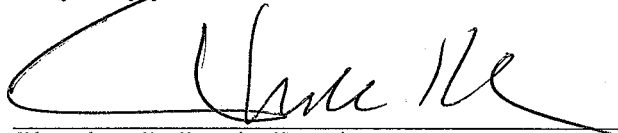
Panayiotis Tsirigotis, President
Christoforos Inc.
1664 Promise Lane
Macungie, PA 18062

**Re: Hanover Township Zoning Hearing Board –
Christoforos Inc.**

Dear Mr. Tsirigotis:

Enclosed herewith please find a true and correct copy of the Findings of Fact and Conclusions of Law of the Hanover Township Zoning Hearing Board concerning your application dated January 28, 2013.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn
Enclosure

cc: Yvonne D. Kutz, Zoning Officer

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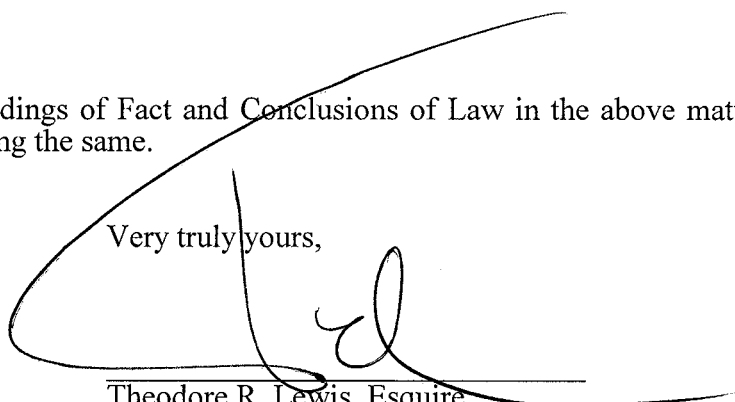
Yvonne D. Kutz, Zoning Officer
Hanover Township Municipal Bldg.
3630 Jacksonville Road
Bethlehem, PA 18017

**Re: Hanover Township Zoning Hearing Board –
Christoforos Inc.**

Dear Yvonne:

Enclosed herewith find copy of Findings of Fact and Conclusions of Law in the above matter, along with a copy of the cover letter enclosing the same.

Very truly yours,


Theodore R. Lewis, Esquire

TRL/bn
Enclosures

HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Re Application of : Christoforos Inc.
Application Dated : January 28, 2013
Property : 5090 Bath Pike

The Hanover Township Zoning Hearing Board, after conducting a hearing on Thursday, February 28, 2013, and rendering its oral decision granting the variances as outline below, hereby makes the following findings of fact and conclusions of law in support thereof:

1. The subject property is located at 5090 Bath Pike in a C-2 – Commercial District.
2. The applicant, Christoforos Inc., is the owner of the property.
3. Appearing at the hearing on behalf of the application was Panayiotis Tsirigotis, President of Christoforos Inc. Also appearing on behalf of the application was Tarek Shehab who indicated that he was responsible for designing the proposed alterations.
4. Drawings were submitted at the time of the hearing as follows:
 - S-1 Entitled "Existing Site Plan"
 - CS Entitled "Cover Sheet"
 - A1.0 Entitled "Plans"
 - A2.0 Entitled "Elevations"
 - A3.0 Entitled "Wall Sections and Details"
 - A4.0 Entitled "Details"
5. All plans were dated December 26, 2012 with no revisions.
6. Also presented at the hearing were two pictures of a restaurant which the applicant represented is similar in appearance to the design for the present restaurant with respect to the lighting. These pictures were in addition to the picture that was part of the application.

7. Exhibit S-1 depicts the setback line as well as the proposed addition. Since the applicant is proposing construction within the 50 ft. yard setback, a variance from Sect. 185-31.E.(3)(a) is required.

8. From the plans and the testimony, it appears as though significant portions of the building already encroach into the front yard setback. The present encroachment is the result of enclosing and expanding the existing stairwells, causing them to be inside rather than outside. The Board was unanimous in its belief that this variance would not be detrimental to the public welfare and was a reasonable extension of the existing structure.

9. The applicant also proposes lighting lining the parapet of the building as well as circular lights similar to the lighting that was shown in the picture attached to the application. The applicant was not clear as to the exact height of this lighting but agreed that in terms of the relief it is seeking it would not be higher than 7-1/2 ft. above the ordinance requirement of 16 ft.

10. Sect. 185-20.C.(6)(c) indicates that lighting shall not be higher than 16 ft. above the ground level and the maximum illumination at ground level shall not be in excess of 3 ft. candles.

11. The applicant indicated that the lighting would be low light LED lighting and would not exceed the 3 ft. candles at ground level.

12. The Board, by a 2-1 vote, believes that this lighting would not be detrimental, in particular to the purpose of the section for which the variance is being granted, and therefore approved the same.

13. The grant of this variance is limited strictly to the placement of the lights higher than 16 ft. but no higher than 23-1/2 ft. above ground level. No variance from any other provisions of the ordinance as it relates to this lighting has been requested or is being granted.

WHEREFORE, the Hanover Township Zoning Hearing Board hereby adopts the above Findings of Fact and Conclusions of Law in support of its decision granting the above variances.

HANOVER TOWNSHIP ZONING HEARING BOARD

By: Paul A. Balla
Paul A. Balla, Chairman

Dated: March 25, 2013

NOTICE OF HEARING OF THE
ZONING HEARING BOARD OF HANOVER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN, that the Hanover Township Zoning Hearing Board of Northampton County, Pennsylvania, will hold hearings on Thursday, February 28, 2013, at the Hanover Township Municipal Building, 3630 Jacksonville Road, Hanover Township, Pennsylvania:

At 7:00 P.M. on the Petition of 747 Broad Street Management Corp. on property owned by it at 3350 Schoenersville Road, in a PORR – Planned Office Research and Residential District. Said application is for the construction of a 2-sided free-standing sign. The applicant seeks variances from the provisions of the ordinance regulating the setback, the height above street level, and the maximum square footage of signs in this district. **Continued to 7:00 P.M. March 28, 2013**

At 7:15 P.M. on the Petition of MidAtlantic Rehab. Ser., Inc. on property owned by James M. Weichert at 2350 Schoenersville Road. Said application requests an interpretation that the applicant's use of one of the buildings on the lot should be classified as a business for purposes of applying the parking requirements of the ordinance, or in the alternative a variance from the number of parking spaces required under the ordinance. **Continued to 7:15 PM March 28, 2013 ***application**

At 7:30 P.M. on the Petition of Christoforos Inc. on property owned by it at 5090 Bath Pike, in a C-2 – Commercial District. Said application is to construct a 54 sq. ft. addition to the front vestibule of the existing restaurant and motel. The petitioner requests a variance from the provisions of the ordinance providing a 50 ft. front yard setback, and from the provisions of the ordinance providing that luminaries shall be placed not more than 16 ft. above ground level.

All those wishing to be heard concerning said petitions should be present at the time and place of the hearing.

Theodore R. Lewis, Solicitor
ZONING HEARING BOARD OF
HANOVER TOWNSHIP