

ASSOCIATED APPLICATIONS

PROJECT #: _____

PERMIT #: _____

ISSUE DATE: _____



**NON-CONFORMING
STRUCTURE/USE
REGISTRATION
APPLICATION**

NONCONFORMING STRUCTURE - A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment thereto or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

NONCONFORMING USE - A use, whether of land or of a structure, which does not comply with the applicable use provisions in the Zoning Ordinance or amendment thereto or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reasons of annexation.

Property Location: 350 S Cedarbrook Road, Allentown, PA 18104

Property Owner: Lehigh County

Property Owner's Address: 17 South Seventh Street, Allentown, PA 18101

Telephone: 610-782-3613

Current Occupant (Business or Tenant): N/A

Current Occupant's Address: N/A

Telephone: N/A

Current Use or Uses of Subject Property: Skilled Nursing Facility, Apartments, Offices, Juvenile Detention Facility

Current Use(s) of Subject Property Began When? Circa 1925

Indicate the conforming or nonconforming status of the following zoning items – as they may pertain to the subject property – and, if nonconforming, describe exactly how.

CONFORMING	NON-CONFORMING	ZONING ITEM	DESCRIPTION OF NONCONFORMITY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use per 350-24(c)	Retirement Facility / Nursing Home not permitted in R-4 District.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building(s) per 350-24(c)	D Wing exceeds 80 feet in building height.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking per 350-48(o)(2)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outdoor Storage per 350-48(o)(9)	

LC-3

Sign(s) per 350-48(s)(10)

Fence

N/A

Driveway(s) per 350-42(d)

Pool

N/A

Other

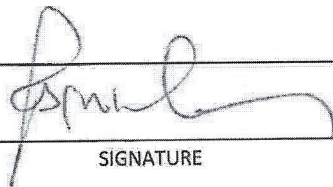
Documents Supporting Your Assertions – Please Attach Copies

- SWORN AFFIDAVITS – (Previous owners, neighbors, customers, vendors, etc.)
- PICTURES/PLANS – Dated (or datable)
- PAPER RECORDS – (Taxes, Bills, Correspondence)
- OLD REFERENCE MATERIALS (Telephone books, directories, advertisements, historical publications)

Were There Any Zoning Hearing Board Approvals (Variances, Special Exceptions, etc.) Granted To This Property? If So, When, By Whom, Under What Appeal Number, and For What?

No

Richard D. Molchany
NAME



SIGNATURE

December 22, 2020
DATE

REVIEW

Zone District is _____

Property has been visited by Zoning Officer to observe items listed? Yes ____ No ____

Zoning Officer Comments _____

CD Director Comments _____

Planner Comments _____

Manager Comments _____