

**UPPER MOUNT BETHEL TOWNSHIP  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**NOTICE**

**Appeal No. 2025-04**

The Zoning Hearing Board of Upper Mount Bethel Township will conduct a hearing on Monday, **December 15, 2025, at 7:00 pm** at the Upper Mount Bethel Township Municipal Building, 387 Ye Olde Highway, Mount Bethel, Pennsylvania 18343.

For the Variance(s) requested by Antonios Kotretsos for property located at 343 Ramblewood Drive, Bangor, PA. (Tax Parcel ID is C11-14-1) The property is located in the A-1 Agricultural Zoning District. The applicant is proposing a subdivision of an existing flag lot (approx. 32 acres) to create 2 flag lots with a single access strip for a single-family dwelling unit on each proposed lot.

The applicant seeks a variance(s) from Zoning Ordinance Section 350-26.F referencing the Section 350-9 definition of Flag Lot requiring the access strip to be 50 feet wide and constructed in accordance with the Township and PennDOT standards and specifications for “streets” as per Section 298-20B of the Upper Mount Bethel Subdivision and Land Development Code. The applicant is proposing a 10-foot-wide gravel driveway in lieu of a paved roadway constructed to the referenced standards.

All interested parties are invited to attend.

Bettina Serfass  
Upper Mount Bethel Zoning Officer