



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, September 11, 2023

7:00 PM

Council Chambers

<https://rebrand.ly/ZHB-SEPTEMBER-11>

(717) 740-2323

Conference ID:955 436 226#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, September 11, 2023 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person City Hall Council Chambers, 435 Hamilton Street, Allentown, PA and online.

The meeting information will be available at <https://allentownpa.legistar.com/Calendar.aspx>. You may submit any questions, support, or state an objection ahead of the meeting by emailing public.comment@allentownpa.gov. Please include your name and address when submitting any comments. All comments and questions received by 4 pm on September 11, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2023-00250 425-435 N 3rd St** Appeal of Thomas P Williams Sr for variance to convert SILKSCREEN PRINT SHOP/WHOLESALE into CONTRACTOR STORAGE/WAREHOUSE, with use not being permitted; being a change of use granted by the Zoning Hearing Board under application No. 44391 on February 25, 1987, located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-2023-00356 1726-1730 Chew St** Appeal of Norka Morales for Kaad Commercial Inc for variance to convert professional offices into COMMUNITY CENTER AND ELEMENTARY OR SECONDARY SCHOOL (CYBER SCHOOL), with uses being permitted by special exception; having insuff lot area for elementary or secondary school (20,000 SF req; 6,000 SF proposed); exceeding max allowable signage (20 SF permitted; 49 SF proposed), located in a Medium Density Residential (R-M) and Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-2023-00423 205 N 9th St** Appeal of Nelson A Castro for variance to MAINTAIN 16'X24' CARPORT, having insuff side yard setback (6' required, 1' proposed); exceeding max building coverage (50% permitted; 57.6% proposed), located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests special exception approval per 660-18C for reasonable accommodations.

All persons interested or those desiring to protest against the allowance of the above appeals may appear and be heard. The appeals listed above may be reviewed at the Zoning Office, 4th Floor, City Hall, 435 Hamilton Street, Allentown, Pennsylvania.

This meeting will be video recorded and placed on the city website as public record.

Adjourn