



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, March 3, 2025

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-MARCH-3>  
(717) 740-2323  
Conference ID: 826 058 013#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, March 3, 2025 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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on March 3, 2025 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-2024-00434 1940 Fairview St A/K/A 301 S St Elmo St.** Appeal of St Elmo Development LLC for variance to CONSTRUCT (3) SELF-STORAGE BUILDINGS with 345 units, for a total of 469 units, PARKING LOT WITH 26 SPACES FOR OUTDOOR STORAGE OF MOTOR VEHICLES, TRAVEL TRAILERS AND BOATS & (2) 4'X10' INT ILLUM FREESTANDING SIGNS and to REAFFIRM APPLICATION NO. A-64678 AND MODIFY CONDITION 3 to include OUTDOOR STORAGE, with use being prohibited; exceeding max building coverage (15% permitted; 16.2% proposed); with insuff landscaping plan, with no lighting plan provided, being changes/expansion of an Order granted by the Zoning Hearing Board under Application No. A-64678 on October 3, 2012, located in a Park (P) District.
- 2. A-2024-00974 2050 S 12th St** Appeal of Noel Berger Co. for variance to reconfigure & expand use of existing business facilities by constructing new office & storage bldgs., adding addl. parking and adding a research and development testing facility as accessory use, having excessive disturbance of areas between 25% and 35% slopes (25% max permitted; 34.3% prop.) and 35% slope or greater (no disturbance permitted; 17% prop.), w/ insuff. info about parking angle and building height depicted on plans, and located in a General Industrial (I-3) District.

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**