



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, September 18, 2023

7:00 PM

Council Chambers

<https://rebrand.ly/ZHB-SEPTEMBER-18>

(717) 740-2323

Conference ID:544 932 878#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, September 18, 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 18, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2023-00222 201-247 N 3rd St.** Appeal of The Mill Owner LLC for John Quigley for variance to erect 8.33'X29.17' FOR RENT SIGN (242.98 SF), exceeding maximum size & display time (32 SF until 7 days after consummation of lease permitted; 242.98 SF with permanent display proposed), located in a Limited Industrial (I-2), Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-2023-00237 451 Chew St.** Appeal of St Lukes University Health Care to use PORTION OF 3RD FLOOR FOR DRUG AND/OR ALCOHOL TREATMENT FACILITY, being a use permitted by Special Exception; not being permitted within 1,000' of another drug and/or alcohol rehabilitation facility per 660-84A(13)(c) (1,000' req; approx. 745' proposed), located in an Institutional and Government (I-G) & Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-2023-00339 1319 Russell St.** Appeal of Alena Investments for Manny Makhoul LLC for variance to convert garage into SFD, having insuff min lot area per dwelling unit (2,000 SF/DU req; 900 SF/DU proposed), located in a Medium High Density Residential (R-MH), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demolition Control Overlay (HBDO) District.
4. **A-2023-00559 201 N 9TH St aka 899 W Turner St.** Appeal of Hidden Talent Enterprises, LLC to EXTEND EXPIRATION DATE FOR 1 YEAR for Application No. A-70665 granted December 4, 2020, to convert vacant office to DWELLING UNIT, with residential conversion not permitted under Article 660-49, being a change of use granted by the Zoning Hearing Board under Application No. 2900 granted on November 14, 1950, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) Zoning District.
5. **A-2023-00565 1413-1415 Court St.** Appeal of Victor Poprotsky to EXTEND EXPIRATION DATE FOR 1 YEAR for Application No. 68838 granted July 11, 2018, to CONVERT EXISTING 4 DWELLING UNITS INTO 6 DWELLING UNITS, being a change and expansion of a nonconforming use; having insufficient lot area under Article 660-54 (3,600 sq. ft. existing, 3,600 additional sq. ft. req.; 0 sq. ft. proposed), off-street parking (3 spaces req.; 12 stacked spaces proposed), located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) 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