



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, March 4, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-MARCH-4>
(717) 740-2323
Conference ID: 615 586 51#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, March 4, 2024 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 March 4 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2024-00036 826 Turner St & 828-830 Turner St** Appeal of Swanson Turner LLC for Blackstone Structures LLC for variance to CONSTRUCT 8-STORY MIXED USE BUILDING W/RETAIL, 142 APTS & 1 FL PARKING, having insuff sight triangles at corner of street and alley; reaffirm insuff sight triangle at parking access drive & change of an Order granted by the Zoning Hearing Board under Application No A-71320 on October 4, 2021, located in a Central Business (B-2) and Traditional Neighborhood Development Overlay (TNDO) Districts.
2. **A-2023-00169 615-621 N New St.; 623 N New St.; 920 Utica St.** Appeal of New St Allentown LLC for variance to CONSOLIDATE LOTS, CONSTRUCT ADDITION and CONVERT OFFICE/WAREHOUSE/WHOLESALE/RETAIL/SELF-STORAGE TO 312-UNIT SELF-STORAGE FACILITY, with use being prohibited; being a change/expansion of uses granted by the Zoning Hearing Board under Application Nos. A-47202 granted on March 19, 1990 and A-56616 granted on August 30, 2002; exceeding max off-site off-street parking (50% permitted; 69% proposed); having insuff loading/unloading spaces (3 req; 1 proposed); insuff lighting plan; not meeting TNDO design guidelines, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-2023-00525 1002-1010 Walnut St.** Appeal of SAXA Homes LLC for variance to convert industrial building to 31 DWELLING UNITS, with adaptive reuse being a use permitted by special exception; having the following insufficiencies: off-street parking (47 spaces req; 38 space proposed); aisle width (20' & 24' req; approx 8.5', 17' & 19' proposed); parking stall width (8.5' req; approx 8' proposed); pedestrian walks; with parking being closer than 10' from bldg, located in a High Density Residential (R-H) & Traditional Neighborhood Development Overlay (TNDO) District.
4. **A-2023-00820 1402 Linden St** Appeal of Christopher Dial LLC by Empire Property Management for Maximillian Vasquez to convert vacant dance studio to RECORDING STUDIO OFFICE, with office being permitted by Special Exception per 660-51C(4); not meeting required time limits of 660-51C(4)(a)[2] with nonconforming use being abandoned; being a change of use granted by the Zoning Hearing Board under Application No. 24318 on October 29, 1968, located in a Medium High Density Residential (R-MH) &

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