



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, October 16, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-OCTOBER-16>
(717) 740-2323
Conference ID:689 125 05#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, October 16, 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 October 16 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2023-00442 1028-1032 S Lumber St.** Appeal of AG Investments 3 LLC for variance to CONSTRUCT 4-UNIT MULTIFAMILY DWELLING, having insuff min lot area per dwelling unit (2,000 SF/DU req; 1,875 SF/DU proposed), located in a Medium High Density Residential (R-MH) District.
2. **A-2023-00455 960, 962, 966-968 HAMILTON ST AKA 5-21 S 10TH St.** Special Use Appeal of Blackstone Structures, LLC to DEMOLISH EXISTING BUILDINGS for future construction of 12-story mixed use building including COLLEGE/UNIVERSITY, with demolition permitted by Special Exception under Article 660-52D; having insuff min lot area for college/university (20,000sf req; 19,202sf proposed), located in a Central Business (B-2), Historic Building Demolition Overlay (HBDO), Hamilton Street Overlay (HSO) & Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-2023-00585 1129-1211 Hanover Ave AKA 1109 E Tilghman St.** Appeal of Global Squire LLC for Scott Avery for variance to use portion of property for TRUCK REPAIR GARAGE, with repair garages primarily servicing trucks not being permitted per 660-49 Note BB, located in a Highway Business (B-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