



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, December 11, 2023

7:00 PM

Council Chambers

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

(717) 740-2323

Conference ID:682 232 826#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 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 December 11 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-2023-00496 1539-1551 Chew St** Appeal of RCI Village Properties for variance to CONVERT PLACE OF WORSHIP TO 12 DWELLING UNITS, COMMUNITY CENTER, OFFICE & TEMPORARY SHELTER and MAINTAIN 10 PARKING SPACES; with community center being a use permitted by special exception; with offices being permitted by special exception per 660-51C(4)(a); with temporary shelter not being permitted; with residential uses being permitted with community center if complying with reqs of use; having the following insufficiencies: lot area per dwelling unit (1,800 SF/DU req; 1,300 SF/DU proposed); off-street parking (45 req; 21 existing; 11 being permitted); parking stall dimensions (8.5'x18' req; 8.1'x18' & 9'x15.33' proposed); aisle width (24' req; 18.16' proposed); street trees (7 req; 6 proposed); distance of parking from building (10' req; 9' proposed); exceeding max steep slope disturbance in areas of 25-35% slope (25% permitted; 29.8% proposed); exceeding max allowable height in stories (3 permitted; 3 existing; 4 proposed), located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests temporary shelter use be designated as recovery center accessory to community center in lieu of residential treatment center per 660-6.
- 2. A-2023-00526 1232 S 9th St** Appeal of Maribel Rodriguez for variance to CONVERT SFD TO 2 DWELLING UNITS for a total of 3 dwelling units; with residential conversion not being a permitted use; having the following insufficiencies: lot area per dwelling unit (4,000 SF/DU req; 3,576 SF/DU proposed); min lot area (12,000 SF req; 10,730 SF existing); min lot width (80' req; 74' existing); aisle width (24' req; 20' proposed); not being a structure containing 3,000 SF or more of floor area, located in a Medium Density Residential (R-M) District.
- 3. A-2023-00604 1702-1752 HAMILTON ST** Appeal of St Luke's University Health Network for variance to remove 2 signs (114.5 SF total) and ERECT 95.5 SF INT-ILLUM CHANNEL LETTER SIGN @ 17th St (2) 44.375 SF NON-ILLUM CANOPY ROOF SIGNS (1) @ 17th St & (1) @ Hamilton St; being an expansion & change of signs granted by Zoning Hearing Board under Application Nos A-67484 on February 19, 2016 & A-64545 on July 23, 2012; exceeding max allowable sq ft for signs (1 @ 50 SF & 2 @ 20 SF permitted; 1 @ 95.5 SF & 2 @ 44.375 SF proposed); exceeding max allowable total sq ft for signs @ 17th St (90 SF permitted; 114.38 SF existing; 184.875 total SF proposed), located in Institutional & Governmental (I-G) 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