



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, September 25, 2023

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-SEPTEMBER-25>  
(717) 740-2323  
Conference ID:485 681 419#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, September 25, 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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on September 25, 2023 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, with demolition permitted by Special Exception under Article 660-52D, 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**