



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, December 2, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-DECEMBER-2>
(717) 740-2323
Conference ID: 677 125 258#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 2, 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 December 2, 2024 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- A-2024-00495 1050 Lehigh St.** Appeal of Department Six LLC for variance of RESIDENTIAL CONVERSION OF 540SF FOR A ONE-BEDROOM DWELLING UNIT for a total of two (2) dwelling units at subject property; with residential conversions or two-family dwellings not being permitted; with insuff parking (5 req'd; 3 proposed); located in a Highway Business (B-3) District.
- A-2024-00703 901-909 Hamilton St. (PPL Tower)** Special Use Application of PPL Electric Utilities Corp for DDCAP Allentown, LLC, for adaptive reuse to convert portion of office building to 112 DWELLING UNITS, with adaptive reuse being a use permitted by special exception, located in a Central Business (B-2), Traditional Neighborhood Development Overlay (TNDO), Historic Building Demolition Control Overlay (HBDO) & Hamilton Street Overlay (HSO) District.
- A-2024-00762 1101 Menges Ave** Appeal of Mitri Brothers General Contractors & Roofing LLC for a variance to convert vacant medical offices to business office for contracting business w/ accessory storage & parking, with use not being permitted under Article 660-49, located in a Medium Density Residential (RM) 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