



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, November 7, 2022

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-NOVEMBER-9>
(717) 740-2323
Conference ID: 897 181 01#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, November 7, 2022 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person in Council Chambers, Room #118, City Hall, 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 November 7 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-71676 140-170 E Mountain Rd** Appeal of N V Y Properties LLC for variance to SUBDIVIDE VACANT LOT INTO TWO LOTS FOR CONSTRUCTION OF TWO SINGLE FAMILY DWELLINGS, being a permitted use; have insuff. front yard setback (25' req; 15' proposed); exceeding max allowable steep slope disturbance on Lot 2 in areas of 25% - 35% (25% permitted; 42.7% proposed) and over 35% (0% permitted, 11.8% proposed); exceeding max slope for initial 20' of driveway (6% permitted; approx.11% & 7.8% proposed); having insuff. street trees (5 req; 0 proposed), located in a Low Density Residential (RL) District.
- 2. A-72351 1147 Linden St** Appeal of Francisco Felix for Tomas Cocotle to convert vacant office into RETAIL FLORIST, being a special exception use under Sections 660-49 and 660-51C(4)(a); with retail use not being contained and operated within the main walls of a building containing at least 25,000 sq ft of residential or hotel floor area and having an exterior entrance being prohibited, located in a High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) District.
- 3. A-72357 2121-2129 Union Blvd** Appeal of RP Union LLC for variance to CONVERT VACANT 2ND FL OFFICE INTO TWO DWELLING UNITS, with residential conversion being prohibited, 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