



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, December 5, 2022

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-DECEMBER-5>
(717) 740-2323
Conference ID: 647 238 966#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 5, 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 December 5 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-71789 127-129 S Aubrey St/119-125 S Aubrey St/114-126 S Bradford St.** Appeal of KKCR Property Management, Inc for variance to construct an addition for 12 DWELLING UNITS for a total of 30 dwelling units and a 45 SPACE PARKING LOT, being an expansion and change of a use granted by the Zoning Hearing Board under Application No. 70627 on December 22, 2020; with parking as principle use being permitted by Special Exception, being an increase in nonconformity of a nonconforming structure; having the following insufficiencies: courtyard width (48' req; 10' proposed); side yard setback (25' req; 18' proposed); rear yard setback (35' req; 0' proposed); lot area per dwelling unit (1,800 sq ft/du req; 1,418 sq ft/du proposed); exceeding max building coverage (30% permitted; 65% proposed), located in a Medium High Density Residential (RMH) District.
- 2. A-72279 230-232 N 2nd St.** Appeal of Casa Guadalupe Center to CONVERT SFD INTO COMMUNITY CENTER, with use being permitted by special exception; having following insuff: min lot area (12,000 sf req; 8,395 sf proposed), min lot width (100' req; 68.17' proposed), min side yard (15' req; 4.04' proposed); not meeting TNDO design guidelines, located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District
- 3. A-72334 202-208 N 6th St.** Appeal of Alito Holdings LLC for variance to convert 1st floor office to 2 DWELLING UNITS, with residential conversion being prohibited, having insuff lot area per dwelling unit (6,696 sf existing; 3,600 add'l sf req; 0 add'l sf proposed), having insuff off-street parking (12 req; 9 proposed), being a change of use granted by the Zoning Hearing Board under Application No. 40657 on October 25, 1982, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) district.
- 4. A-72484 409-417 N Jasper St.** Appeal of Peter A & Margaret L Terry for variance to MAINTAIN EXISTING 10'X20' DECK AND CONSTRUCT 3'X20' DECK EXTENSION at rear; having insuff side yard setback (6' req.; 5.5' proposed), located in a Medium Density Residential (R-M) 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