



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, January 30, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-JANUARY-30>
(717) 740-2323
Conference ID: 172 267 411#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, January 30, 2023 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person in the 5th floor conference room, 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 January 30, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- A-72534 301-307 E Hamilton St.** Appeal of Jamil Mahdawi to EXTEND EXPIRATION DATE FOR 1 YEAR for Variance Application No. 71307 granted October 4, 2021, to construct a 430 SF addition for auto sales office, having insuff. front yard setback at Hanover Ave (30' req; 10' proposed), and with 1.58' X 6.67' DIGITAL SIGN being in violation of Sections 1319.03.R and 1319.04.C of the Allentown Zoning Ordinance, with flashing, blinking or animated signs being prohibited, located in a Highway Business (B-3) District
- A-72586 401-403 N 8th St.** Appeal of 401 N 8th St LLC for variance to convert vacant restaurant into CONVENIENCE STORE & reface existing 3.33' x 4.83' (16.08 sf) int-illm PROJECTING SIGN, with use being prohibited, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
- A-72622 1528-1552 Hamilton St.** Appeal of 1528 West LP for variance to use portion of lot to CONSTRUCT A 4-STORY 49 UNIT APARTMENT BLDG & RECONFIGURE EXISTING PARKING, having the following insufficiencies: front yard setback (35-45' req; 20' proposed); 2nd front yard setback (20' req; 15' proposed); aisle width (20' req; approx. 11' & 19' proposed); off-street parking (116 req; 98 proposed); pedestrian walks; with proof of 18 DU perm. restricted to physically handicapped persons not provided; & with the following being prohibited: new vehicle parking spaces between front lot line & principal bldg, 1 parking spaces within req sight triangle, bldg being closer than 20' from parking area access drive & closer than 10' from parking, located in a High Density Residential (R-H), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demolition Overlay (HBDO) 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