



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, February 20, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-FEBRUARY-20>
(717) 740-2323
Conference ID: 530 300 709#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, February 20, 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 February 20, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-72578** **2514 S 6th St.** Appeal of Aye Naing et al for Orlando Geldorp for variance to ENCLOSE EXISTING 22.5'x11.58' OPEN PATIO WITH ROOF, having insuff. rear yard setback (30' req; 26.33' proposed), located in a Low Density Residential (R-L) District
2. **A-72589** **3101 Hamilton Blvd a/k/a 301-395 S Cedar Crest Blvd** Appeal of Suso 4 Cedar Pointe LP for Linda D'Alessandro for variance to CONVERT VACANT COMMERCIAL INTO KENNEL, with use not permitted, located in a Highway Business (B-3) District.
3. **A-72597** **2527-2537 East Texas Blvd** Appeal of Sam Del Rosario and Dianne Altieri for variance to convert dental office to REAL ESTATE OFFICE and erect 2.5'X3' NON-ILLUM FREESTANDING SIGN, with sign being prohibited; being a change & expansion of use granted by the Zoning Hearing Board under Application No. 27054 on February 9, 1971, with hours M-F 9am-5pm & by appt weekends, with up to 8 employees, located in a Parks (P) District.
4. **A-72683** **625-627 W Liberty St.** Appeal of 627 W Liberty St LLC to EXTEND EXPIRATION DATE FOR 1 YEAR for Application No. 70614 granted December 11, 2020, for variance to convert 1030 sf of building into a DWELLING UNIT, being a change of use granted by the Zoning Hearing Board under Application No. 53673 on October 5, 1999, with one or more residential unit within a building that includes a principal non-residential use not permitted in a Residential Medium-High Density & Traditional Neighborhood Development Overlay (TNDO) 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