



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, March 6, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-MARCH-6>
(717) 740-2323
Conference ID: 502 076 828#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, March 6, 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 March 6, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-72157** **124-126 Allen St, 128 Allen St, 130-132 Allen St, 522-536 N Railroad St, 518 1/2 N Railroad St, 520 N Railroad St.** Appeal of Riverview Lofts Allentown II LLC for variance to CONSOLIDATE 6 parcels & CONSTRUCT 7-STORY MIXED USE BUILDING w/ 61 dwelling units, retail & int. parking, having insuff. off-street parking (77 req; 70 proposed), located in a Urban Commercial (B-5) & Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-72236** **1024 N Bradford St.** Appeal of Tiger Den Partners II LLC for variance to CONSTRUCT 146,000 SQ FT WAREHOUSE/FLEX USE BUILDING, exceeding maximum steep slope disturbance in areas of 25-35% slope (25% permitted, 53.6% proposed) and 35% and greater slope, (0% permitted, 30.4% proposed), located in a Business/Light Industrial (B/LI) District.
3. **A-72237** **1051-1095 American Pkwy NE** Appeal of Tiger Den Partners II LLC for variance to CONSTRUCT 3-STY 81,375 SQ FT & SPLIT LEVEL 21,600 SQ FT SELF STORAGE BUILDINGS and RETAINING WALLS up to 16'H, exceeding maximum steep slope disturbance in areas of 25-35% slope (25% permitted, 50.6% proposed) and 35% and greater slope, (0% permitted, 55.1% proposed); with retaining walls exceeding maximum drop per terrace (5' permitted; 8', 8', 10' & 16' proposed), located in a Business/Light Industrial (B/LI) District.
4. **A-72462** **691 Trump St.** Appeal of Trump Street Holdings Inc. for variance to CONVERT PORTION OF VACANT MANUFACTURING INTO 8 DWELLING UNITS, for a total of 32 dwelling units, with multi-family dwellings as primary use not permitted, located in a Highway Business (B-3) Zoning 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