



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, March 13, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-MARCH-13>
(717) 740-2323
Conference ID: 796 710 851#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, March 13, 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 13, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-72588 25-31 S 15th St.** Appeal of Rofalko LLC for Mordechai Schweid for variance to convert SFD to 22 BED PERSONAL CARE HOME, being a special exception use under Section 660-49, having insuff. off-street parking (10 req; 6 proposed), with building nearer than 30' from lot lines, located in a High Density Residential (RH), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demolition Overlay (HBDO) District.
2. **A-72610 949-959 Hamilton St. AKA 11 N 10TH St.** Special Use Appeal of City Center Investment Corp. for Hamilton Residential OP LP to DEMOLISH EXISTING BUILDINGS, with demolition permitted by Special Exception under Article 660-52D, located in a Central Business (B-2), Historic Building Demolition Overlay (HBDO), Hamilton Street Overlay (HSO) & Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-72614 2039-2099 Vultee St.** Appeal of Stratagem Allentown LLC for variance to CONSTRUCT 18,161 SQ FT ADDITION, exceeding maximum steep slope disturbance in areas of 25-35% slope (25% permitted, 52% proposed) and 35% and greater slope, (0% permitted, 27% proposed), located in a Limited Industrial (I-2) District.
4. **A-72663 2236-2280 S 12th St.** Appeal from the enforcement notice issued December 22, 2022 against Exchange 32, LLC in which the Zoning Officer determined that the property is in violation of Articles 660-8A(1)(a) & (c), 660-66F(2) & (3), and 660-77B(1)(b) & (2)(a) & (2)(b) of the Zoning Ordinance, located in a General Industrial (I-3) District.

CASE CONTINUED

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