



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, May 8, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-MAY-8>
(717) 740-2323
Conference ID:613 809 231#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, May 8, 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 May 8, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. A-72629 366-374 Allen St. Appeal of 366 W Allen St LLC for variance to convert vacant manufacturing into 66 DWELLING UNITS and erect (2) NON-ILLUM 3'X25' BANNERS, with ADAPTIVE REUSE being a special exception use; having the following insufficiencies: less than 75% of perimeter being adjacent to or across street from residential district (75% req; 50% proposed); minimum lot area per dwelling unit (1,800 SF/DU req; 352 SF/DU proposed); off-street parking (99 spaces req; 80 proposed) with proposed spaces not located on same or abutting lot; side yard setback (25' req; 0' proposed); street trees (9 req; 2 proposed); with bicycle parking & lighting plan not provided; with banners exceeding maximum number; size & display time (1 @ 64 SF for (2) 15 day periods per year permitted; 2 @ 75 SF with permanent display proposed), located in a Business/Light Industrial (B/LI) and Traditional Neighborhood Development Overlay (TNDO) District.

2. A-72704 390 & 392 Pratt St. Special use application of 366 W Allen St, LLC to convert 2 vacant lots into 3-SPACE PARKING LOT, being a use permitted by Special Exception under Article 660-49, located in a Medium High Density Residential (R-MH) and 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