



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, May 22, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-MAY-22>
(717) 740-2323
Conference ID:257 154 741#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, May 22, 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 22, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- A-72586 401- 403 N 8th St.** Appeal of 401 N 8th St LLC to convert vacant restaurant into CONVENIENCE STORE & reface existing 3.33' x 4.83' (16.08 sf) int-illum PROJECTING SIGN, with use and sign being permitted by Special Exception under 660-51C(4), not meeting required time limits of 660-51C(4)(a)[2] with nonconforming use being abandoned, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
- A-72778 347 N 8th St.** Appeal of Nidia Celeste Manzueta to convert vacant commercial into MULTI-SERVICE PAYMENT CENTER, NOTARY, TAX OFFICE & place 1.6'X3.23' & (3) 1.5'X1' WINDOW SIGNS(9.345 sf), with use and sign being permitted by Special Exception under 660-51C(4), not meeting required time limits of 660-51C(4)(a)[2] with nonconforming use being abandoned; being a change of use granted by the Zoning Hearing Board under Application No. A-62286 on March 25, 2009, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
- A-72844 1020 Sumner Ave.** Appeal of 1014 Sumner Avenue, LLC for variance to CONSTRUCT 93,915 SF SELF-STORAGE, being a permitted use; exceeding maximum allowable steep slope disturbance in areas 25% - 35% slope, (25% permitted; 73% proposed) & 35% and greater slope, (0% permitted, 90% proposed); with a portion of proposed retaining wall exceeding max height of 8 ft.; insuff. off-street parking (22 req; 10 proposed), located in a Business/Light Industrial (B/LI) District. Applicant requests reduced/future parking by special exception per 660-73O(2).

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