



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, June 5, 2023

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-JUNE-5>  
(717) 740-2323  
Conference ID:685 300 173#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, June 5, 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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on June 5, 2023 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-72625 818-822 HAMILTON St.** Appeal of Thomas P Williams Sr for Danielle Smith for variance to MAINTAIN 3 DWELLING UNITS for a total of 7 dwelling units, with new residential uses being limited to the second floor and higher per 660-49 Note A, located in a Central Business (B-2), Historic Building Demolition Overlay (HBDO), Hamilton Street Overlay (HSO) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests an interpretation that 660-49 Note A does not apply.
2. **A-72765 938-952 & 947-951 WASHINGTON St.** Appeal of 938 Washington Street LLC for variance for expansion of adaptive reuse to add 10 DWELLING UNITS for a total of 46 dwelling units, with ADAPTIVE REUSE being a special exception use; having the following insufficiencies: minimum lot area per dwelling unit (1,800 SF/DU req; 392 SF/DU existing; 0 add'l SF/DU proposed); off-street parking (50 spaces req; 9 on-site; 39 proposed off-site); with proposed spaces not located on same or abutting lot; with parking spaces within req sight triangle; with req dumpster screening not shown on plans; being a change and expansion of use granted by the Zoning Hearing Board under Application No. 70130 on March 4, 2020; with banner erected without permits exceeding maximum size & display time, located in a Limited Business/Residential (B-1/R) and Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-72801 712-736 E TURNER St. & VARIOUS ADDRESSES, f/k/a COMMON RIDGE ESTATES** Appeal of East Side Land Development LLC for variance to consolidate lots and CONSTRUCT (4) 45 UNIT APARTMENT BUILDINGS for a total of 180 dwelling units, exceeding maximum steep slope disturbance in areas of 25-35% slope (25% permitted, 39% proposed) and 35% and greater slope, (0% permitted, 22% proposed), located in a Medium Density Residential (R-M) 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

