



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, June 12, 2023

7:00 PM

Council Chambers

<https://rebrand.ly/ZHB-JUNE-12>

(717) 740-2323

Conference ID:510 825 944#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, June 12, 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 June 12, 2023 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-72662** **2118-2124 Hanover Ave** Appeal of Stack - Allentown & Hanover LLC for variance to CONSTRUCT 4-STY 749-UNIT SELF-STORAGE FACILITY, being a permitted use, having the following insufficiencies: off-street parking (26 spaces req; 10 proposed); off-street loading/unloading (6 spaces at 12'x35' required; 0 at 12'x35' proposed; 4 at 9'x25' proposed); street trees (7 required; 6 proposed); req'd bicycle parking not provided, water connection not shown on plans, located in a Highway Business (B-3) District.
2. **A-72728** **114 N 5th St.** Appeal of Tony Gene LLC for variance to convert vacant salon into 1 DWELLING UNIT for a total of 2 dwelling units, with residential conversion being a use permitted by special exception, having insuff. lot area per dwelling unit (1,800 sq ft/du req; 1,327 sq ft/du proposed), not being a detached structure containing 3,000 sq ft or more floor area, located in a High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-72762** **1316-1318 Walnut St.** Appeal of Viliam & Ludmila Choma for variance to CONVERT VACANT COMMERCIAL INTO 1 DWELLING UNIT for a total of 8 dwelling units, with residential conversion not being permitted; having insuff min lot area per dwelling unit (1,800SF/DU req; 770SF/DU existing; 0 add'l SF/DU proposed); with front structure not containing 3,000SF floor area (3,000SF req; 2,190 existing); with prev nonconforming use being abandoned; being a change of use granted by the Zoning Hearing Board under Application No. 37582 on May 23, 1979, located in a Medium High Density Residential (R-MH), Traditional Neighborhood Development Overlay (TNDO) and Historic Building Demolition Overlay (HBDO) 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