



Meeting Agenda - Final

Zoning Hearing Board

Monday, November 6, 2023

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-NOVEMBER-6>
(717) 740-2323
Conference ID:604 508 059#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, November 6, 2023 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person City Hall Council Chambers, 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 November 6 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- A-2023-00095 732 Tilghman St.** Appeal of Home Investment LLC for variance to convert vacant building to RETAIL & 6 DWELLING UNITS, ERECT 20 SF EXT-ILLUM WALL SIGN and CONSTRUCT FRONT PORCH W/ROOF, with adaptive reuse being a use permitted by special exception; with retail use & signage 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; having the following insufficiencies: lot area per dwelling unit (1,800 sf/du req; 555.83 sf/du proposed); side yard setback (add'l 4' req; 0 proposed); off-street parking (11 req; 3 proposed); with proposed porch w/roof being within req sight triangle; being attached to a building on another lot; with landscaping plan not being provided; being a change of use granted by the Zoning Hearing Board under Application No. A-54583 on January 31, 2000, located in Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
- A-2023-00347 2301-2303 Liberty St.** Appeal of 2301 Liberty Street LLC for Lyell Scherline to expand restaurant/catering use to include COOKING, EXERCISE & DANCE CLASSES, CHILDRENS ACTIVITIES/COMMUNITY CENTER, PRIVATE PARTIES, POP-UP RETAIL & GUEST CHEF/RESTAURANTS WITH ON-SITE CONSUMPTION and EXTEND HOURS OF OPERATION TO 8AM-9PM 7 DAYS/WEEK, being a change and expansion of uses granted by the Zoning Hearing Board under Application Nos A-69869 on July 22, 2019 and A-72070 on June 13, 2022: with banquet hall & exercise club not being permitted uses, with retail & community center permitted by special exception; with BYOB not being requested, located in the Medium Density (RM) and Traditional Neighborhood Development Overlay (TNDO) district
- A-2023-00399 847 S Front St.** Appeal of Shanda & Andre Brown for variance to MAINTAIN PARKING, exceeding max allowable area of required front yard occupied by off-street parking (50% permitted; 57.6% proposed), located in a Medium Density Residential (R-M) District.
- A-2023-00511 630 Liberty St.; 625-627 Liberty St.; 445-447 N 7TH St.** Appeal of Peter Lewnes for 630 W Liberty LLC, 627 W Liberty LLC & Lewnes-Ruch LLC for variance to REALLOCATE REQUIRED PARKING from 14 spaces req for 625-627 Liberty St to 10 spaces for 625-627 Liberty St, 1 space for 630 Liberty St, 3 spaces for future use & 1 space leased offsite for existing dwelling unit at 445-447 N 7th St and for RENEWAL OF APPROVAL OF LIVE/WORK/DWELLING UNIT for a total of 2DU granted under Application No. A-57079, not being a detached structure; with new efficiency units not being permitted; having insufficient parking (2 req; 0 onsite; 1 offsite proposed); being changes to Orders for the Zoning Hearing Board under Application Nos. A-72683 granted on March 1, 2023; A-70614 granted on December 11, 2020; A-69462 granted on December 21, 2018; A-57079

granted on March 19, 2003 related to parking at 630 Liberty St, located in Medium High Density Residential (R-MH), Limited Business/Residential (B-1/R), Traditional Neighborhood Development Overlay (TNDO) and Historic Building Demolition Control Overlay (HBDO) Districts.

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