



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, November 13, 2023

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-NOVEMBER-13>  
(717) 740-2323  
Conference ID:254 186 361#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, November 13, 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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on November 13 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

- A-2023-00411 928 ½-930 ½ Hamilton St.** Special Use Application of Blackstone Structures LLC for ADAPTIVE REUSE OF PORTION OF EXISTING OFFICE BUILDING to be consolidated with 926-928 Hamilton St for construction/addition of 5-story mixed-use building with retail & 69 dwelling units, with ADAPTIVE REUSE being permitted by Special Exception under Article 660-49, located in a Central Business (B-2), Traditional Neighborhood Development Overlay (TNDO), Historic Building Demolition Control Overlay (HBDO) & Hamilton Street Overlay (HSO) District.
- A-2023-00581 646 N 8th St.** Appeal of Ranjit Singh Chahal for Khaled Alhariri to convert vacant take-out restaurant to RETAIL CONVENIENCE/SMOKE SHOP and ERECT (2) 10SF NON-ILLUM FLAT WALL SIGNS, with retail use and signage being permitted by Special Exception per 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 61614 on March 3, 2008, located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District.
- A-2023-00584 324 S 18th St.** Appeal of Eduardo Pena for Venture Solar for variance to MAINTAIN A 16.75X20.58' DECK AT REAR, having insuff side yard setback (5' req; 1.04' proposed); Exceeding max bldg coverage (40% permitted; 53.2% proposed), located in a Medium Density Residential (RM) 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**