



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, November 27, 2023

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-NOVEMBER-27>  
(717) 740-2323  
Conference ID:739 446 255#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, November 27, 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 27 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

- A-2023-00169 615-621 N New St.; 623 N New St.; 920 Utica St.** Appeal of New St Allentown LLC for variance to consolidate properties and convert office/warehouse/wholesale/retail/self-storage into 445-UNIT SELF-STORAGE FACILITY, with use being prohibited; being a change/expansion of uses granted by the Zoning Hearing Board under Application Nos. A-47202 granted on March 19, 1990 and A-56616 granted on August 30, 2002; exceeding max off-site off-street parking (50% permitted; 76% proposed); having insuff loading/unloading spaces (3 req; 1 proposed); insuff lighting plan; not meeting TNDO design guidelines, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
- A-2023-00239 902-916 Lehigh St.** Appeal of Basel Mousa for variance to use vacant lot for AUTO SALES, ERECT 10'X20' OFFICE and 3'X3' WALL SIGN, with use and signage being prohibited; having insuff rear yard setback (35' req; 5' proposed); having insuff landscaping & street trees (6 trees req; 2 proposed), located in a Medium High Density Residential (R-MH) District.
- A-2023-00660 125-125.5 N 11th St** Appeal of Patricio Investments LLC to use vacant commercial for REAL ESTATE OFFICE & ERECT 3.5'X 2' NON-ILLUM FREESTANDING SIGN, with use and signage being permitted by Special Exception under Article 660-51C(4), not meeting required time limits of 660-51C(4)(a)[2] with nonconforming use being abandoned, with signage being limited to projecting, wall and/or window signs, being a change of use granted by the Zoning Hearing Board under Application No A-39910 on September 18, 1981, located in a Medium High Density Residential (R-MH) & 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**