Allentown

Meeting Agenda - Final

Zoning Hearing Board

Monday, February 5, 2024   **7:00 PM**   **Council Chambers**
https://rebrand.ly/ZHB-FEBRUARY-5
(717) 740-2323
Conference ID: 709 764 249#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, February 5, 2024 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 February 5will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. A-2023-00496 1539-1551 Chew St. Appeal of RCI Village Properties for variance to CONVERT PLACE OF WORSHIP TO 12 DWELLING UNITS, COMMUNITY CENTER, OFFICE & TEMPORARY SHELTER and MAINTAIN 10 PARKING SPACES; with community center being a use permitted by special exception; with offices being permitted by special exception per 660-51C(4)(a); with temporary shelter not being permitted; with residential uses being permitted with community center if complying with reqs of use; having the following insufficiencies: lot area per dwelling unit (1,800 SF/DU req; 1,300 SF/DU proposed); off-street parking (45 req; 21 existing; 11 being permitted); parking stall dimensions (8.5'x18' req; 8.1'x18' & 9'x15.33' proposed); aisle width (24' req; 18.16' proposed); street trees (7 req; 6 proposed); distance of parking from building (10' req; 9' proposed); exceeding max steep slope disturbance in areas of 25-35% slope (25% permitted; 29.8% proposed); exceeding max allowable height in stories (3 permitted; 3 existing; 4 proposed), located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests temporary shelter use be designated as recovery center accessory to community center in lieu of residential treatment center per 660-6.

2. A-2023-00525 1002-1010 Walnut St. Appeal of SAXA Homes LLC for variance to convert industrial building to 31 DWELLING UNITS, with adaptive reuse being a use permitted by special exception; having the following insufficiencies: off-street parking (47 spaces req; 38 space proposed); aisle width (20' & 24' req; approx 8.5', 17' & 19' proposed); parking stall width (8.5' req; approx 8' proposed); pedestrian walks; with parking being closer than 10' from bldg, located in a High Density Residential (R-H) & Traditional Neighborhood Development Overlay (TNDO) District.

3. A-2023-00593 2236-2280 S 12th St Appeal of Exchange 32, LLC for variance to convert vacant office to 40 DWELLING UNITS and CONSTRUCT 50 DWELLING UNIT BUILDING, with adaptive reuse and multi-family dwellings not being permitted uses; having the following insufficiencies: front yard setback (20' req; 10' proposed); side yard setback (25' req; 11.31' proposed); lot area per dwelling unit (1,800 sf/du req; 1,077 sf/du proposed); distance from building to parking area & access drive (10' & 20' req; 5' & 13.4' proposed); exceeding max height (3 stories & 38' permitted; 5 stories & 61.17' proposed); insuff site plan; lighting & signage plans not provided, located in a General Industrial (I-3) 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.

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