



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, February 12, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-FEBRUARY-12>
(717) 740-2323
Conference ID: 253 664 637#

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

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2023-00763 601 E Westminster St.** Special Use Application of ECB Property Holdings LLC to convert SFD to SMALL GROUP HOME, with use being permitted by Special Exception, located in a Medium Density Residential (R-M) District
2. **A-2023-00825 1327 1331 Hamilton St.** Appeal of Zecharia Levi for Christina Trabosci for variance to CONVERT OFFICE TO ROOMING HOUSE; with rooming house being a use permitted by Special Exception; exceeding max number of rental units (6 permitted; 12 proposed); having insuff SF per rental unit (250 SF req; 11 units @ approx 86 to 195.55 SF proposed), located in a Limited Business/Residential (B-1/R), Historic Building Demolition Overlay (HBDO) & Traditional Neighborhood Development Overlay (TNDO) District
3. **A-2023-00841 211-215 E Lexington St.** Appeal of MRP Property Holdings LLC for variance to CONVERT VACANT TRADE SCHOOL TO MANUFACTURE OF FOOD PRODUCTS/STORAGE; with uses not being permitted; being a change of use granted by the Zoning Hearing Board under Application No. A-22929 on November 13, 1967, located in a Medium Low Density Residential (R-ML) District

CASE WITHDRAWN

4. **A-2023-00876 229 N 9th St.** Appeal of Lehigh Land & Building LLC for variance to CONVERT VACANT COMMERCIAL TO OFFICE, with use not being permitted; with nonconforming use being abandoned, located in a Medium-High Density Residential (R-MH) 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