



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, April 8, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-APRIL-8>
(717) 740-2323
Conference ID: 213 413 84#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, April 8, 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 April 8 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-2024-00036 826 Turner St & 828-830 Turner St.** Appeal of Swanson Turner LLC for Blackstone Structures LLC for variance to CONSTRUCT 8-STORY MIXED USE BUILDING W/RETAIL, 142 APTS & 1 FL PARKING, having insuff sight triangles at corner of street and alley; reaffirm insuff sight triangle at parking access drive & change of an Order granted by the Zoning Hearing Board under Application No A-71320 on October 4, 2021, located in a Central Business (B-2) and Traditional Neighborhood Development Overlay (TNDO) Districts.
- 2. A-2024-00083 1245 Turner St.** Appeal of Ai Qiong Huang & Chang Zheng for AH & CZ Investment LLC for variance to MAINTAIN 1ST FL DWELLING UNIT, FOR A TOTAL OF 2 DWELLING UNITS, with residential conversion not being permitted per 660-49 Note G; having insuff lot area per dwelling unit (1,800 sf/du req; 1,440 sf/du proposed), having insuff min lot width (38' req; 24' existing; 0' add'l proposed), located in a Limited Business/Residential (B-1/R), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demolition Overlay (HBDO) District
- 3. A-2023-00496 1539-1551 Chew St** **CONTINUED** 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); exceeding max allowable height of wall (8' permitted; 10.5' 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.

4. A-2023-00516 314-320 1/2 N Franklin St Appeal of Alonso Vargas for variance to CONVERT VACANT OFFICE/WAREHOUSE TO 2 DWELLING UNITS, for a total of 5 dwelling units; with residential conversion not being a permitted use; not being detached structures containing 3,000 SF floor area; having insuff aisle width (20' req; approx. 17' proposed); having insuff parking stall length (18' req; 17.42' proposed), 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