



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, April 15, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-APRIL-15>
(717) 740-2323
Conference ID: 773 293 908#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, April 15, 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 15 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2024-00019** **24-28 N Ellsworth St** Appeal of ECB Property Holdings LLC for variance to convert SFD to SMALL GROUP HOME, with use being permitted by Special Exception; having insufficient distance from small group home (1000' req; approx 758' proposed), located in a Medium Density Residential (R-M) District.
2. **A-2023-00762** **402 408 W Tilghman St** Appeal of Mercedes Mendez for variance to CONVERT STORAGE TO DWELLING UNIT, for a total of 3 dwelling units; with residential conversion not being a permitted use per 660-49 Note G; having insuff: lot area per dwelling unit (2,000 SF/DU req; 1,608 SF/DU proposed); lot area (6,000 SF req; 4,824 SF existing); off-street parking (1 add'l req; 0 proposed); not being a detached structure, located in a Limited Business/Residential (B-1/R) & 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