



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, April 29, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-APRIL-29>
(717) 740-2323
Conference ID: 276 209 244#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, April 29, 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 29 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2024-00043 420 Albright Ave Rear** Appeal of NINTH METRO LLC for variance to SUB-DIVIDE INTO 4 LOTS & CONSTRUCT 4 TWIN/2-FAMILY DWELLINGS, with 3 lots having insuff lot width (50 sf req; 35.70-42.28 sf proposed); with adequate access required per 660-32, located in a Medium Density Residential (R-M), Traditional Neighborhood Development Overlay (TNDO) and Student Residence Overlay (R-SO) District
2. **A-2024-00087 116 N 5th St** Appeal of BARBER REAL ESTATE GROUP LLC for variance to CONVERT OFFICE TO 1 DWELLING UNIT, for a total of 2 DUs, with conversion of an existing business into 1 dwelling unit being permitted by Special Exception; having insuff lot area per dwelling unit (1,800 sf/du req; 1,330.3 sf/du proposed), located in a High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-2024-00112 125-125.5 N 11th St** Special Use Application of Change Investments LLC for Jennifer Mercedes to CONVERT OFFICE TO 2 CHAIR SALON & ERECT 2'X 5' NON-ILLUM FLAT WALL SIGN, with use and signage being permitted by Special Exception under Article 660-51C(4); being a change of use granted by the Zoning Hearing Board under Application No A-2023-00660 on December 27, 2023, 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

