



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, May 20, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-MAY-20>
(717) 740-2323
Conference ID: 418 085 61#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, May 20, 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 May 20 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

A-2024-00022 950 Walnut St. Appeal of Vastu Properties LLC for variance to MAINTAIN 1ST FL DWELLING UNIT, for a total of 2 DU, with residential conversion not being permitted per 660-49 Note G; having insuff lot area per dwelling unit (1,800 sf/du req; 728.5 sf/du proposed); having insuff min lot width (33.92' req; 19.92' existing; 0' add'l proposed); not being a detached structure containing 3,000 sq floor area, located in a Limited Business/Residential (B-1/R), Traditional Neighborhood Development Overlay (TNDO) District.

A-2024-00269 2227 Liberty St. Appeal from the enforcement notice issued February 15, 2024 against Relevant Property Group LLC in which the Zoning Officer determined that the property is in violation of Articles 660-8A(1), 660-8B, 660-73F & 660-74 of the Zoning Ordinance for ENCLOSING HALF OF 2 CAR GARAGE, having insuff off-street parking (2 req; 2 prev existing; 1 proposed), located in a Medium Density Residential (R-M), Traditional Neighborhood Development Overlay (TNDO) and the Residential Student Overlay (R-SO) District.

A-2024-00270 631 Allen St. Special Use Application of Charles Lewis to convert SINGLE FAMILY DWELLING TO LARGE GROUP HOME, being a Special Exception use, 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

