



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, June 3, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-JUNE-3>
(717) 740-2323
Conference ID: 850 483 065#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, June 3, 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 June 3 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 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
- A-2024-00204** **33-37 N 3rd St.** Appeal of Shannon Lelli to CONVERT WAREHOUSE TO MANUFACTURING OF PRODUCTS FROM PREVIOUSLY MANUFACTURED MATERIALS (Upholstery), with use not being permitted; with change of a nonconforming use being permitted by Special Exception, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District
- A-2024-00258** **120-122 N 11th St.** Appeal of ELP Development LLC for variance to CONVERT 267 SF OF BASEMENT TO OFFICE; having insuff off-street parking (1 space req'd; 0 proposed on-site; 1 proposed off-site) (50% permitted off-site; 100% proposed off-site); located in a High Density Residential (R-H) 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