



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, June 10, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-JUNE-10>
(717) 740-2323
Conference ID: 228 034 216#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, June 10, 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 10 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-2024-00219 211-215 E Lexington St.** Appeal of City Flip, LLC for Abdel Elshamsy for variance to CONVERT VACANT TRADE SCHOOL TO OFFICE/WAREHOUSE/RETAIL/STORAGE OF CHEMICAL PRODUCTS THAT ARE NOT EXTREMELY HAZARDOUS SUBSTANCES AND ERECT 2.08'X9' NON-ILLUM FLAT WALL SIGN, with uses and signage not being permitted; being a change of use granted by the Zoning Hearing Board under Application No. A-22929 on November 13, 1967, located in a Medium Low Density Residential (R-ML) District
- 2. A-2024-00342 129 W Susquehanna St.** Appeal of MLG Enterprise LLC for Leslie Gutierrez Uribe for variance to CONVERT PORTION VACANT FF COMMERCIAL TO OFFICE & REFACE 2'X3' INT-ILLUM PROJ SIGN, with use being prohibited; being a change of use granted by the Zoning Hearing Board under Application No. 30423 on July 19, 1973, located in a Medium Density Residential (R-M) District.
- 3. A-2024-00368 1424 Mauch Chunk Rd** Appeal of Steven Glickman for Marjorie Beauvias to EXTEND EXPIRATION DATE FOR 1 YEAR for Application No. 71833 granted June 22, 2022, to CONSTRUCT SFD (27.08 X 31.85 x 41.91 ft) and CARPORT (16.63 x 17.95 ft), having the following insufficiencies: lot area (5,000 SF req; 3,155 SF prop.), front yard setback (25 ft. req; 22.67 ft prop.), rear yard setback (30 ft req; 11.53 ft prop.); street trees (3 req.; 0 prop.), with carport within req. sight triangle, accessory structures not permitted within a req. front yard, located in a Medium Low Density Residential (RML) 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