



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, November 25, 2024

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-NOVEMBER-25>
(717) 740-2323
Conference ID: 437 732 315#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, November 25, 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 November 25, 2024 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-71893 1940 W Fairview St. A/K/A 301 S ST Elmo St.** Appeal from the enforcement notice issued January 19, 2022 against St Elmo Development LLC in which the Zoning Officer determined that the property is operating businesses in violation of Articles 1305.02.A.1 (660-08A(1)) and 1313.01.C (660-49) and of the conditions of the Zoning Hearing Board Decision, dated October 3, 2012, under Application No. 64678, applicant requests variance to ELIMINATE OR MODIFY CONDITIONS 1, 3, 6 and 12 of said Decision, EXPAND HOURS OF OPERATION to 24 hours, expansion of use to include OUTDOOR STORAGE; TIRES, USED, BULK STORAGE AS PRINCIPAL OR ACCESSORY USE; TRUCKING TERMINAL; STORAGE FOR INDUSTRIAL CUSTOMERS; PALLET RESTORATION, with uses being prohibited, and CONVERT PORTION OF SITE TO PUBLIC PARKING LOT, with changes/expansion of uses requested without the submission of a zoning application as required per 1305.02.A (660-08A), with insufficient plans to complete review, not meeting surface and marking requirements per 1321.01.B (660-73B), located in a Park (P) District.

2. **A-2024-00434 1940 Fairview St. A/K/A 301 S ST Elmo St.** Appeal of St Elmo Development LLC for variance to CONSTRUCT (3) SELF-STORAGE BUILDINGS with 345 units, for a total of 469 units, PARKING LOT WITH 26 SPACES FOR OUTDOOR STORAGE OF MOTOR VEHICLES, TRAVEL TRAILERS AND BOATS & (2) 4'X10' INT ILLUM FREESTANDING SIGNS and to REAFFIRM APPLICATION NO. A-64678 AND MODIFY CONDITION 3 to include OUTDOOR STORAGE, with use being prohibited; exceeding max building coverage (15% permitted; 16.2% proposed); with insuff landscaping plan, with no lighting plan provided, being changes/expansion of an Order granted by the Zoning Hearing Board under Application No. A-64678 on October 3, 2012, located in a Park (P) 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