



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, August 1, 2016

7:00 PM

council chambers

NOTICE is hereby given that the Zoning Hearing Board will meet in Council Chambers, Room #118, City Hall, 435 Hamilton Street, Allentown, PA on Monday, August 1, 2016 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-67847 1801-1825 Hamilton St.** Appeal Of St. Luke's Health Network Inc. for variance to construct 30,450 sq. ft. OFFICE BUILDING, exceeding maximum allowable front yard setback, (15 ft. max. permitted; 20 ft. proposed on Hamilton St. & 28.7 ft. proposed on N. 18th St.), insuff. street trees, (37 req.; 28 proposed), & exceeding max. Allowable percentage of steep slope disturbance in areas of 25-35%, (25% permitted; 53% proposed), & over 35% (0% permitted; 36% proposed), located in a High Density Residential (R-H) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests an interpretation that the TNDO setback restriction applies only to Hamilton St.
- 2. A-67864 622-624 Oak St.** Appeal of Howard Ellis Properties LLC and Orion Development LLC for variance to SUBDIVIDE 1 LOT INTO 2 LOTS, & MAINTAIN ROWHOUSE ON EACH LOT, having insuff. Minimum lot area, (1,800 sq. ft. ea. req.; lot 1 @ 1,194 sq. ft. & lot 2 @ 1,198 sq. ft. proposed), & insuff. Minimum lot width & building width, (18 ft. ea. req.; lot 1 @ 15.64 ft. & lot 2 @ 15.68 ft. proposed), located in a Medium High Density Residential(R-MH) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests approvals to permit the proposed subdivision based on either a variance or the continuance of existing nonconformities.
- 3. A-67867 301-305 E. Walnut St. A/K/A 41 S. Carlisle St.** Special Use Appeal of Big Brothers Big Sisters of the Lehigh Valley, Inc. for New Christian Harvest Church to use portion of premises for PLACE OF WORSHIP, being a use permitted by Special Exception under Article 1313.01.D., & an expansion of a use granted by the Zoning Hearing Board under Application #66906 on June 22, 2015 & having insuff. off- street parking, (0 spaces existing; 30 additional spaces req., 0 additional spaces proposed), located in a Medium High Density Residential (R-MH) 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.

Adjourn

