



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

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Monday, October 31, 2016

7:00 PM

council chambers

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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, October 31, 2016 at 7:00 p.m. for the purpose of hearing the following appeals.

#### ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-67998** **4001-4160 Primrose Dr.** Appeal of Westmount LP for variance to construct FREESTANDING "FOR RENT" SIGN (3.92 ft. x 7.67 ft. x 6 ft. high) non-illuminated, @ front, exceeding maximum allowable square feet for a rental sign in a residential district, (8 sq. ft. permitted; 64 sq. ft. proposed) & rental sign to be removed within 7 days after consummation of a lease or sale transaction; (permanent sign proposed), located in a Medium Density Residential-Planned (R-MP) District. Westmount L.P. requests a variance or any alternate or additional relief necessary to permit its construction of an on-site rental sign.
2. **A-68012** **270-282 E. Hamilton St.** Appeal of DiBello's Metal Designs for variance to reuse premises for manufacturing of METAL PRODUCTS, being a prohibited use, located in a Highway Business (B-3) District. The applicant considers the request a continuation of a nonconforming use. In the alternative, applicant states that the premises justifies the granting of a variance and requests any other zoning relief necessary to permit the operation of a metal fabrication business at the premises.
3. **A-68058** **347 N. 8TH St.** Special Use Appeal of Sukhwinder Singh to convert vacant optician office with retail eyewear sales into RETAIL GROCERY STORE/DELI (TAKE OUT RESTAURANT) & ERECT FLAT WALL SIGN, (20 sq. ft.), non-illum. @ front, with use and sign permitted by Special Exception under Article 1314.02.C.4, located in a Medium High Density Residential (R-MH) & 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.

### Adjourn