



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, December 12, 2016

7:00 PM

Council Chamber

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, December 12, 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.** **CONTINUED** 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; 30.06 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-68079** **2327-2331 Hanover Ave.** **CONTINUED** Appeal of Pennsylvania Venture Capital, Inc. for variance to demolish existing building and construct OFF-PREMISES DIGITAL ADVERTISING SIGN, (12 ft. x 25 ft.), 2 sided, having insuff. front yard setback, (30 ft. req.; 11.33 ft. proposed), insuff. 2nd front yard setback, (2 @ 15 ft. req.; 2 @ 0 ft. proposed), & billboard not having required 300 ft. setback from a residential district, (appx. 174 ft. proposed), located in a Highway Business (B-3) District. Applicant requests an interpretation that the existing structure and property are nonconforming and that the billboard is an alteration that is not increasing the existing nonconforming. In the alternative, applicant requests a dimensional variance from 1315.01 & 1319.07 C.4.c. for the front yard setbacks & from 1319.07 C.4.e. from insufficient setback from a residential 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.

THE FOLLOWING APPEAL WILL BE BEFORE THE BOARD AT THE ABOVE DATE, TIME, AND PLACE FOR DISCUSSION BY THE BOARD AND THE RENDERING OF AN OPINION.

A-68049 **555 UNION BLVD.** - Appeal of 555 Union Blvd., L.P.