



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, March 6, 2017

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, March 6, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68135** **430-434 Washington St.** Special Use Appeal of Alirio Aguilar to ENCLOSE PORCH, (6.67 ft. x 14.91 ft.), 1 sty., at front, with enclosure permitted by Special Exception under Article 1314.02.C.3., & having insuff. front yard setback, (6.9 ft. front yard average req.; 12 ft. existing; 5.33 ft. proposed), located in a Medium High Density (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-68209** **539 North 8th St.** Appeal of Sunshine Brothers LLC for a variance to convert 2nd floor of garage @ rear into a 1, 2-BEDROOM DWELLING UNIT, (for a total of 4 dwelling units - 3 @ front & 1 @ rear), with garage dwelling unit being prohibited & having the following insufficiencies: floor area for 2 bedroom, (700 sq. ft. req.; 490 sq. ft. proposed), lot area (2200 sq. ft. existing; 2000 additional sq. ft. req.; 0 additional sq. ft. proposed), off street parking, (2 spaces existing; 2 add. spaces req.; 0 add. spaces proposed), & no more than 1 principal single family detached dwelling unit permitted on a lot, (2 proposed), located in a Medium High Density (RMH) & Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-68239** **324-330 North 6th St.** Special Use appeal of Sixth Realty LLC to convert vacant Lehigh County Corrections Center into 18, 1-BEDROOM DWELLING UNITS & LAUNDROMAT (personal service-open to the public), with Adaptive Reuse being permitted by Special Exception under Article 1313.01.A, & having the following insufficiencies: lot width, (120' req.; 84.07' existing), lot area, (32,400 sq. ft. req. 18,936 sq. ft. existing), floor area for 1 bedroom dwelling unit, (500 sq. ft. ea. req.; 5 @ 398 sq. ft. & 13 @ 400 sq. ft. proposed), side yard setback, (25 ft. ea. req.; 4.26 ft. @ north & 5.09 ft. @ south existing), additional storage space, (18 @ 35 sq. ft. each req.; 10 @ 30 sq. ft. each proposed), off-street parking, (30 spaces req.; 24 spaces existing; 0 additional proposed), 2 spaces located in 10 ft. clear driveway site triangle, multi family dwelling within 10 ft. of parking area, (0 ft. proposed), 4 ft. walks req. in parking lot, (0 proposed), not having liberal or functional landscape scheme at rear, 3 parking lot trees req.; (0 proposed) 3 street trees on N. 6th req.; (0 proposed), parking lot buffer strip req. at north, south & west side, (0 proposed), located in a Medium High Density Residential (R-MH) and Traditional Neighborhood. Development Overlay (TNDO) District. The applicant requests a reduction of parking requirements under Article 1327.03 A.5 as a Special Exception, & to permit the Laundromat under Article 1327.03.A.6.

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