



Meeting Agenda - Final

Zoning Hearing Board

Monday, March 13, 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 13, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. A-68089 315-325 Linden St. & 328 Linden St. Appeal of 631-645 N. Jordan Street, LLC for variance to convert appx. 7,000 sq. ft. of 1st floor retail space into 14 DWELLING UNITS, (for a total of 101 dwelling units), ERECT 14 PERMANENT BANNERS, (2 @ 3 ft. x 25 ft. ea. on building, & 6 @ 1 ft. x 3 ft. ea. on private light poles @ 315-325 Linden St. & 6 @ 1 ft. x 3 ft. ea. on private light poles @ 328 Linden St., (parking lot), all non-illum., with dwelling units being a change & expansion of a use granted by the Zoning Hearing Board under Application #61928 on October 8, 2008 and #63078 on January 13, 2011, not having required lot area per dwelling unit, (25,200 additional sq. ft. total req.; 0 additional sq. ft. proposed), insuff. on-site parking, (36 spaces existing; 3 additional spaces on-site req.; 0 additional spaces on-site proposed; 28 additional spaces within 500 ft. proposed), & permanent banners exceeding max. allowable number & size, (1 @ 64 sq. ft. permitted; 2 @ 75 sq. ft. on building & 6 @ 3 sq. ft. proposed on private light poles @ 315-325 Linden St., & 6 @ 3 sq. ft. proposed on private light poles at 328 Linden St., & exceeding max. allowable display time, (2, 15 consecutive periods per year permitted; permanent display proposed), located in a Business/Light Industrial (B/LI), Central Business (B-2), & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests all necessary variances, and the reaffirmation of those previously granted in A-63078 and A-61982 Special Exception approval, & seeks a Special Exception under Section 1313.01.A. Alternately, applicant requests a variance for reduction in number & location of parking spaces & number & size of banners.

2. A-68228 613-623 N. 19th St. Special Use Appeal of 613 Investors Limited Partnership for Lawrence Roth Salon & Spa, LTD to use portion of existing structure for 16-CHAIR BEAUTY SALON/SPA, having insuff. off-street parking (67 spaces total req., 54 spaces on-site existing, 34 shared parking spaces within 400 ft. proposed), with shared parking being permitted by Special Exception under Article 1321.01.O.2.b., located in a Urban Commercial (B-5) and Traditional Neighborhood Development Overlay (TNDO) District.

3. A-68268 848 N. New St. Appeal of Robert & Amilia Dietrich to CONSTRUCT L-SHAPED OFFICE ADDITION (39.79 ft. X 54.08 ft.), 1 sty, at south side & rear, being an expansion of a nonconforming structure granted by the Zoning Hearing Board under Application No. 32951 on June 12, 1975 & having insuff. front yard setback, (10 ft. req.; 5.5 ft. proposed), insuff. rear yard setback, (10 ft. req.; 0.5 ft. proposed), & having insuff. off-street parking, (1 additional space req.; 0 additional spaces proposed), located in a Business/Light Industrial (B/LI) 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