



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, April 10, 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, April 10, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68172** **615 Turner St.** Appeal of Downtown Metro, LLC for variance to convert vacant building into 4 DWELLING UNITS, with residential conversion of an existing building to result in an increased number of dwelling units being prohibited, & having the following insufficiencies: floor area for a 1-bedroom, (500 sq. ft. min. req.; 1 @ 423 sq. ft. proposed), 3 bedroom, (900 sq. ft. min. req.; 3 @ 751 sq. ft. proposed), min. lot area per dwelling unit, (8,000 sq. ft. total req.; 3,272.47 sq. ft. existing; 0 additional sq. ft. proposed, located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District.

2. **A-68237** **1834-1940 Fairview St.** Appeal of St. Elmo Development LLC/PA Venture Capital, Inc. for variance to CONSTRUCT 3 MULTI-FAMILY DWELLING BUILDINGS (4 sty.), WITH 40 DWELLING UNITS EACH , & 169 SPACE PARKING LOT, being a prohibited use, & having insuff. off-street parking, (185 spaces total req.; 169 spaces proposed), located in a Parks (P) District. The applicant requests a use variance from Section 1313.01.A. for the proposed apartment use and states the property cannot be used as zoned. **CONTINUED**

3. **A-68313** **1234-1268 North Irving St.** Special Use Appeal of Bob Robbins Real Estate LLC for Emanuel Herrera to use 2nd floor of existing structure for PLACE OF WORSHIP, having insuff. off-street parking (12 spaces total req., 9 spaces on-site existing, 25 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 Limited Industrial (I-2) 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