



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, April 17, 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 17, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68359** **4002-4080 Tilghman St.** Special Use Application of The Evangelical Lutheran Church of the Nativity to CONSTRUCT ADDITION, (61.83 ft. x 80.5 ft. irreg.), 2 sty., at front & east side to expand social hall, being an expansion of a use permitted by Special Exception under Article 1313.01.D., located in a Medium Density Residential-Planned (R-MP) District.
2. **A-68366** **1125-1129 Walnut St.** Appeal of New PA Start Inc. for variance for Kerry Roberts to use first floor office for ESTHETICIAN PRACTICE, (personal service), CONSTRUCT 11 SPACE PARKING LOT at east side, & ERECT FREESTANDING SIGN, (1.10 ft. x 3.6 ft.), exterior illuminated, at front, with personal service use not contained and operated within the main walls of a building containing at least 25,000 sq. ft. of residential or hotel floor area, & having an exterior entrance not permitted, proposed parking lot not having required buffer strip at north & west, or planter strip at front (Walnut), sign not having required 10 ft. front yard setback, (1.08 ft. proposed), & 2 parking spaces located in required 10 ft. clear driveway site triangle, located in a High Density Residential (R-H) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests a validity or variance. In the alternative, applicant requests Special Exception approval relating to the TNDO District.
3. **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.

Adjourn