



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, May 22, 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, May 22, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68282** **1066 West Tioga St.** Appeal of Fadi Younes for variance for David Galkin to use vacant building for WINDOW CLEANING SERVICE/BUSINESS OFFICE/WAREHOUSE, being a prohibited use, located in a Medium Density Residential (R-M) District. Applicant considers the proposed use nonconforming. In the alternative, applicant requests a validity or use variance.

2. **A-68295** **1035-1039 & 1041-1045 Hamilton St.** Appeal of Allentown S.SA d/b/a Verizon Wireless for variance to CONSTRUCT 125 FT. COMMERCIAL COMMUNICATION MONOPOLE, (remove existing tower), with commercial communication tower not permitted, and having the following insufficiencies: setbacks from residential district, (300 ft. req.; 147.2 ft. proposed), setbacks from property line (62.5 ft. req.; 61.91 ft. at south, 2.64 ft. at west, & 35 ft. at east proposed), no required landscaping or FCC written approval proposed, located in a Central Business (B-2), Hamilton Street Overlay (HSO), Historic Building Demolition Overlay (HBDO) and Traditional Neighborhood Development (TNDO) District. Applicant submits that the use is nonconforming and should be permitted by right to be replaced pursuant to Article 1329.03. A & D. In the alternative, applicant requests all required variances.

3. **A-68361** **733-737 Gordon St.** Appeal of Gordon Property LLC for variance for Jocelyn Iglesia and Danny Diaz to use portion of vacant building for REAL ESTATE AND NOTARY OFFICE AND ERECT FLAT WALL SIGN (3 ft X 8 ft) non-illum., at front, with use and sign being prohibited, located in a Medium High Density (RMH) and Traditional Neighborhood Development Overlay (TNDO) District. In the alternative applicant requests a use or validity variance, or on the basis of non-conformity.

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