



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

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Monday, June 5, 2017

7:00 PM

council chambers

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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, June 5, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68378**     **725 & 727-731 North Quincy St.**     Appeal of JR Hamilton Properties LLC for variance to consolidate properties and convert twin structure into 4 DWELLING UNITS, with residential conversion of an existing building to result in an increased number of dwelling units not permitted, and having insuff. lot area, (16,000 sq. ft. total req.; 11,285 sq. ft. existing; 0 additional sq. ft. proposed), located in a Medium Density Residential (R-M) District. Applicant does not consider the 4 dwelling units to be a residential conversion, but a multi-family dwelling. In the alternative, if variance not granted, applicant requests relief pursuant to Article 1329.02, nonconforming uses, and will keep properties separate, and requests a ruling to allow them to continue as two, 2 unit residential structures.

2. **A-68441**     **438-448 North 8th St.**     Special Use Application of Peter & Constance Lobaido for Artisan Child Care Center, LLC to convert restaurant into CHILD CARE CENTER/PRESCHOOL for up to 80 children ages 6 weeks to 13 years, being a use permitted by Special Exception under Article 1313.01.D., and a change of use granted by the Zoning Hearing Board under Application No. 51117 on April 11, 1995, and required to be accessory to a lawful place of worship, hospital, community center, primary or secondary school, or similar principal institutional use, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.

3. **A-68447**     **865-867 North Van Buren St.**     Appeal of Richard Kroll Jr. Et Al for variance for Sherman Street LLC to CONSTRUCT TWO FAMILY DWELLING (28 ft. x 48 ft.), 2 sty, with 4 car parking pad at rear, having insuff. lot width (50 ft. req.; 40 ft. existing), located in a Medium Density Residential (R-M) 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**