



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

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Monday, June 12, 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 12, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

#### ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68237** **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. Applicant requests a change of a nonconforming use to another under section 1329.04.B.

2. **A-68468** **1518-1526 Walnut St.** Special Use Application of 1518 Walnut LLC for Hexagram LLC to convert offices into RETAIL USED FURNITURE SALES, being a use permitted by Special Exception under Article 1314.02.C., and a change of use granted by the Zoning Hearing Board under Application No. 19170 on July 23, 1964, located in a Medium High Density Residential (R-MH), Historic Building Demolition Overlay (HBDO) and Traditional Neighborhood Development Overlay (TNDO) District.

3. **A - 68089** **315-325 Linden St. & 328 Linden St.** **CONTINUED** 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 day 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.

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**