



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, June 19, 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, June 19, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68440** **1126 Linden St.** Appeal of E D & J Investments, LLC for Jessica Wilson to use existing LIVE/WORK UNIT (artist studio) for CATERING SERVICE, being a change of use granted by the Zoning Hearing Board under Application No. 65707 on January 17, 2014, with catering being a prohibited use, located in a High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-68467** **520 HAMILTON St.** Special use Appeal of City Center Investment corp. to DEMOLISH EXISTING BUILDING & CONSTRUCT MULTI-STORY RESIDENTIAL AND OFFICE BUILDING, with demolition permitted by Special Exception under Article 1314.03, located in a Central Business (B-2), Historic Building Demolition Overlay (HBDO), Hamilton Street Overlay (HSO) & Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-68227** **1735-1743 & 1745-1749 S. 4th St.** **CONTINUED** Appeal of Moonrise Acquisitions, LLC for variance to consolidate properties and construct RETAIL STORE, (8,329 sq. ft., 1 sty. Family Dollar), having insuff. off-street parking, (36 spaces req.; 24 spaces proposed), & having insuff. rear yard setback, (20 ft. req.; 10 ft. proposed), located in a Highway Business (B-3) Zoning District. The applicant requests a Special Exception Review for a reduction of parking under Article 1321.01.0.2.
4. **A-68361** **733-737 Gordon St.** **CONTINUED** 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

