



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

---

Monday, September 25, 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, September 25, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

#### ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68695**    **2446 South 4th St.**    Appeal of Elvis & Ana Laureano for variance to ENCLOSE PORCH, (9 ft. X 16 ft.), 1 sty., at front, having insuff. front yard setback (11 ft. front yard averaging existing; 7 ft. proposed), located in a Medium Density Residential (R-M) District.

2. **A-68237**    **1940 Fairview St.**    **CONTINUED** 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.

3. **A-68470**    **954-958 North St.**    **CONTINUED** Appeal of Jose Rivera Jr. to convert property into TWO DWELLING UNITS WITH ACCESSORY RENTAL OFFICE and MAINTAIN 9 STORAGE UNITS, with residential conversion of an existing building to result in an increased number of dwelling units not permitted; not being a detached structure, office and storage units not permitted, insufficient off-street parking (4 spaces req.; 3 spaces proposed), located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests a validity or a use variance for all of the proposed uses.

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**