



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, November 27, 2017

7:00 PM

3rd Floor Conference Room

NOTICE is hereby given that the Zoning Hearing Board will meet in the 3rd Floor Conference Room, City Hall, 435 Hamilton Street, Allentown, PA on Monday, November 27, 2017 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. A-68768 128-132 Hamilton St. Appeal of 309 E. Hamilton St, LLC for variance to CONVERT VACANT WAREHOUSE INTO 27 DWELLING UNITS and erect 2 BANNERS (3 ft. x 25 ft.) non-illum 1 @ north side: 1 @ south side, (1 sign @ 10 sq. ft. permitted: 2 @ 75 sq. ft. proposed) with ADAPTIVE REUSE not permitted under article 1313.01.A., located in the Urban Commercial (B5) & Traditional Neighborhood Development Overlay (TNDO) District. In the alternative, applicant requests a use or validity variance.
2. A-68772 520-524 Hamilton St. Appeal of 520 Hamilton OP LP, for variance to construct 68 dwelling units, not having required additional 35 sq. ft. of storage per dwelling unit, (68 @ 16 sq. ft. & 2 @ 25 sq. ft. proposed), located in a Central Business (B-2), Hamilton Building Demolition Overlay (HBDO), Hamilton Street Overlay (HSO) & Traditional Neighborhood Development Overlay (TNDO) District.
3. A-68785 1124 Tilghman St. Special Use Application of John Marshall Jr. for Claudio Tiburcio to use vacant first floor property management office for TAX PREPARATION AND NOTARY, being a change of use & condition #2 granted by the Zoning Hearing Board under Application No. 63505 on January 13, 2011, being a use permitted by Special Exception under Article 1314.02.C.4., located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) 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