



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, January 29, 2018

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, January 29, 2018 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-68839** **207 ½ N. 4th St.** Appeal of Shaadi Elias for variance to CONVERT SINGLE FAMILY DWELLING INTO 2 DWELLING UNITS, with residential conversion being prohibited, with residential conversion limited to conversion of detached structures containing 3,000 sq. ft. or more of floor area (attached rowhouse with 2,402 sq. ft. existing), insuff. lot area (2,240 sq. ft. existing; 1,800 additional sq. ft. req.; 0 additional sq. ft. proposed), insuff. off-street parking (2 additional spaces req.; 0 proposed), located in a Medium High Density Residential (R-MH), Historic Building Demolition Overlay (HBDO) & Traditional Neighborhood Development Overlay (TNDO) District. Applicant requests an interpretation and/or variance to permit the use and/or continued use of the above property described.
2. **A-68878** **1528-1552 Hamilton St.** Appeal of MS9 Holdings LLC to use 5,000 sq. ft. of first floor for a COMMUNITY MUSIC SCHOOL for up to 70 students, being a change and expansion of a use granted by the Zoning Hearing Board under Application No. 68195 on January 31, 2017, located in a High Density Residential (R-H), Historic Building Demolition Overlay (HBDO) & Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-68885** **345 N. 4th St.** Appeal of Jessica Rosario for variance to CONVERT FIRST FLOOR REAR INTO A 3-BEDROOM DWELLING UNIT (for a total of 4 dwelling units), with residential conversion being prohibited, with residential conversion limited to conversion of detached structure containing 3,000 sq. ft. or more of floor area (attached), insuff. lot area (1,760 sq. ft. existing; 2,000 additional sq. ft. req.; 0 additional sq. ft. proposed), located in a Medium High Density Residential (R-MH) & 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