



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, December 10, 2018

7:00 PM

5th Floor Conference Room

NOTICE is hereby given that the Zoning Hearing Board will meet in 5th Floor Conference Room, City Hall, 435 Hamilton Street, Allentown, PA on Monday, December 10, 2018 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-69349** **168 Allen St.** Appeal of Ashraf Ramelah for variance to CONVERT VACANT FIRST FLOOR INTO TWO-BEDROOM DWELLING UNIT with residential conversion not permitted, having insuff. lot area (3,600 SF req; 1,780 SF proposed) & residential conversion limited to detached structures containing 3,000 SF or more of floor area, being a change of use granted by the Zoning Hearing Board under application no. 51724 on April 23, 1996, located in a Medium High Density (R-MH) & Traditional Neighborhood Development Overlay (TNDO) Districts.

2. **A-69462** **625-627 & 630 Liberty St.** Special Use Appeal of Iacocca Realty for 627 W Liberty LLC to convert vacant restaurant TO RESTAURANT and change face of existing projecting sign (3.5 ft. x 3 ft.) int. illum. at front, being a use permitted by Special Exception under Article 1314.02.C.4, with frying of foods not permitted, located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) Districts. In the alternative, applicant requests a continuation of a non-conforming use.

3. **A-69502** **924-926 N 19th St.** Appeal of Ruhe Management for Khaled Alsaed for variance to convert vacant retail to GROCERY STORE & RESTAURANT and ERECT A SIGN (25' X 1.5') int.illum., with use and sign not permitted, being a change of use granted by the Zoning Hearing Board under Application No. 66475 on April 9, 2015, located in a Medium Density Residential (R-M) 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.

This meeting will be video recorded and placed on the city website as public record.

Adjourn