



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, March 18, 2019

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, March 18, 2019 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-69582 1425 Chew St.** Appeal of Robert & Barbara Jelski for Sergio Resendez for variance to use vacant structure for WAREHOUSE AND DISTRIBUTION CENTER, being a prohibited use, and an expansion of uses granted by the Zoning Hearing Board under Application No. 63805 on July 11, 2011 and No.63789 granted on June 20, 2011; located in a Medium High Density Residential (RMH), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demo Control (HBDO) District. In the alternative, the applicant is proposing a continuation of a non-conforming use.

2. **A-69666 1532 Chew St.** Appeal of Madeline Zambrana for variance to CONSTRUCT DETACHED GARAGE (16.5 ft. X 36.1 ft.), 1 sty. at rear, having insuff. sideyard setback (4' req.; 0' proposed), exceeding maximum building coverage (60% permitted; 80.8% proposed), located in the Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.

3. **A-69381 114-122 Allen St.** **CONTINUED** Special Use Appeal of Riverview Lofts, LLC to convert building and construct addition for 22 DWELLING UNITS & ACCESSORY OFFICE; erect ext. illum. flat wall sign (2 ft. X 10 ft.) @ Allen St. side with adaptive reuse being permitted by Special Exception under Article 1313.01.A, not having required parking (34 spaces req., 27 proposed) with 5 spaces not on same or abutting lot; not having required lot area (39,600 sq.ft. req., 9,504 sq. ft. proposed), located in a Medium High Density (RMH) and Traditional Neighborhood Development Overlay (TNDO) District.

THIS CASE HAS BEEN MOVED TO ANOTHER DATE

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