



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, August 5, 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, August 5, 2019 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-69690** **902-924 Hamilton St.** Special Use Appeal of 900 Hamilton Street Associates LP to convert vacant hotel into 120 DWELLING UNITS with Adaptive Reuse being permitted by Special Exception under Article 1313.01.A, not having required additional 35 sq. ft. of storage per dwelling unit, (120 @ 16 sq. ft & 3 @ 25 sq. ft.), located in a Central Business (B2), Hamilton Street Overlay (HSO), Historic Building Demolition Overlay (HBDO) & traditional Neighborhood Development Overlay (TNDO) Districts.

2. **A-69842** **902-924 Hamilton St.** Appeal of 900 Hamilton St. Associates, LP to CONSTRUCT 78 DWELLING UNITS and 2900 sq.ft. of retail space, not having required additional 35 sq. ft. of storage space per unit, (80 @ 16 sq.ft. and 3 @ 25 sq. ft. proposed), located in the Central Business (B2), Hamilton Street Overlay (HSO), Historic Building Demolition Overlay (HBDO) & Traditional Neighborhood Development Overlay (TNDO) District.

3. **A-69899** **924-926 N 19th St.** Appeal of Ruhe Management for variance for Anne Giglio to convert vacant consignment shop into a (4) CHAIR HAIR SALON and change face of existing (7 ft. x 8 ft.) int. illum. flat wall sign, with use and sign being prohibited, located in a Medium Density Residential (RM) District. In the alternative, the applicant requests a change of a non-conforming use.

4. **A-69950** **401-451 N. Front St. & 16 Liberty St.** Appeal of Brewers Hill Development Group, LP for variance to consolidate properties & convert vacant building at front to office and vacant building at rear to TAVERN WITH BEVERAGE PRODUCTION & construct 226-space parking lot, with tavern being a prohibited use, located in a General Industrial (I3) 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.

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

Adjourn