



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, August 19, 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 19, 2019 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-69787 120-126 Hamilton St., 128-132 Hamilton St. & 120-128 Walnut St.** Appeal of 309 E. Hamilton Street LLC for variance to consolidate 120-126 & 128-132 Hamilton Street, convert vacant warehouse into 27 DWELLING UNITS with 12 space parking lot, erect 2 banners (3 ft. x 25. each); non-illum., 1 @ north and 1 @ south, construct 24 space parking lot at 120-128 Walnut St., with dwelling units being a permitted use under Article 1313.01.A., having the following insufficiencies: setbacks (front yard 10' req.; 0 existing, side yard 5' req.; 0 existing; rear yard 5' req.; 0 existing), off-street parking (41 on-site req; 12 proposed), no buffer strip, no parking lot landscaping, no street trees, 2 spaces located in 10 ft. clear driveway sight triangle, (1 sign @ 10 sq. ft. permitted; 2 @ 75 sq. ft. proposed), located in an Urban Commercial (B-5) & Traditional Neighborhood Development Overlay (TNDO) District. In the alternative, applicant request a use or validity variance to provide a reasonable use of the property.
- 2. A-69794 526-528 N 18th St.** Appeal of Carl and Bonita Santa for variance for Gashi Properties LLC. to convert vacant machine shop into OFFICE AND WAREHOUSE and erect a (2 ft. x 12 ft.) ext. illum. flat wall sign, with use and sign being prohibited, located in a Medium High Density Residential (RMH) District. In the alternative, the applicant requests a change of a non-conforming use.
- 3. A-69811 332 N 6th St.** Special Use Appeal of Carmen Fernandez for Ana M. Balentin to maintain PLACE OF WORSHIP on first floor and erect FLAT WALL SIGN, 2' x 3', non-illum. with use permitted by Special Exception under Article 1313.01.D., with 2nd floor dwelling unit being owner-occupied & having insufficient off-street parking (24 spaces req; 0 spaces existing; 0 spaces proposed) located in the Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) Districts.

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