



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

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Monday, October 14, 2019

7:00 PM

Council Chambers

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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, October 14, 2019 at 7:00 p.m. for the purpose of hearing the following appeals.

#### ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-69825** **418-432 N. Franklin St.** Special Use Appeal of Cigar Factory Allentown, LLC to convert vacant retail/storage into 16 DWELLING UNITS, & erect Banner, (3 ft. x 25ft.), non-illum., on 415 N. 15th St., with ADAPTIVE REUSE being permitted by Special Exception under Article 1313.01.A, not having required 75% of the perimeter adjacent to or across the street from a residential district (28.19% proposed)& having the following insufficiencies: 1-way aisle width for 45 degree spaces (13 ft. req.;12 ft. proposed), parking access driveway setback from building, (20 ft. req., 0 ft. proposed); 10 ft. setback from parking area, (0 ft. proposed) no pedestrian walks, & banner exceeding maximum allowable size, (64 sq. ft. permitted; 75 sq. ft. proposed) & maximum allowable display time, (2, 15 consecutive periods per year permitted; permanent display proposed), located in a Business/Light Industrial (B/LI) & Traditional neighborhood Development Overlay (TNDO) District. . Applicant requests approval on the basis of the following: a validity or use variance, an Adaptive Reuse, a change of nonconforming use or nonconforming site condition, reduction of nonconforming parking, an interpretation of Section 1314.02. B.2. of the TNDO & requests a variance from Section 1313.01.A., NOTE (C) (75% of perimeter) of a use and/or a validity variance for right of way aisle widths, parking lot landscaping, parking lot trees, parking access driveway setback from building, & lack of pedestrian walks.

2. **A-69877** **114 North 13th St.** Appeal of Charbel Elias for variance for Marvin Vazquez to convert vacant office into 2-CHAIR BARBER SHOP, with personal service required to be entirely contained and operated within the main walls of a building containing 25,000 sq. ft. of residential or hotel floor area and not permitted to have an exterior entrance, located in a High Density Residential (R-H), Historic Building Demolition Overlay (HBDO) & Traditional Neighborhood Development Overlay (TNDO) District.

3. **A-70072** **207 North 6th St.** Appeal of Ortelio Martinez & Manuel Martinez for variance for Lehigh Community Pharmacy, Inc. to use vacant first floor for RETAIL PHARMACY and ERECT FLAT WALL SIGN (1.5 ft. x 8.5 ft.), non-illum., at front, with use and sign being prohibited, located in a Medium High Density Residential (R-MH) District & Traditional Neighborhood Development Overlay (TNDO) District. Applicant request approval on the basis of an existing non-conforming use. Alternatively, applicant requests a use or validity variance to provide a reasonable use of the property

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**