



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

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Monday, December 2, 2019

7:00 PM

5th Floor Conference Room

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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, December 2, 2019 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-69997**    **942-950 N 6TH ST.**    Appeal of Saleb Food & Vegetable Inc for Christine Saleb for variance to use vacant warehouse space for a 15 CHAIR NAIL SALON, being a permitted use; having insuff. off street parking (11 additional spaces req.; 0 proposed) in a Business/Light Industrial (B/LI) District
2. **A-70073**    **639-645 N. 8th St.**    Special Use Application of Talib Nunnally for Lott Restaurant & Commercial Construction to convert vacant membership club into a 30-seat restaurant, demolish vacant restaurant and construct 14-space parking lot, being a use permitted by Special Exception under Article 1314.02.C., having insuff. buffer strip at north & east, insuff. street trees (1 req.; 0 proposed), located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-70099**    **241 East Elm St.**    Appeal of IPC Property Management LLC for variance for Anna Marie Bido to use vacant first floor for a DELI & GROCERY STORE and change the face of the existing PROJECTING SIGN (3.75 ft. x 3.75 ft.), int-illum., at front, with use and sign being prohibited, located in a Medium High Density Residential (R-MH) District. Applicant request approval on the basis of a change of a 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**