



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

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Monday, November 25, 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, November 25, 2019 at 7:00 p.m for the purpose of hearing the following appeals.

#### ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-70091 441 N 23rd St.** Appeal of Gregory R. Russoli for variance to EXPAND EXISTING RESTAURANT INTO FF OF BUILDING to use for office and storage, being an expansion of a non-conforming use permitted by Special Exception, (50% permitted; 31% existing; add. 73% requested) and an expansion of a use denied by the Zoning Hearing Board under Application no. 52853, on October 21, 1997; reversed by the Court, under file no. 1997-C-2701 on February 2, 1999, located in a Medium Density Residential (RM), Traditional Neighborhood Development Overlay (TNDO) and Student Residence Overlay (R-SO) District.
- 2. A-70112 132 S 8th St.** Application of Nicholas Miller for variance to convert FF of non-conforming structure @ rear into DWELLING UNITS (3 existing, 5 proposed), being an expansion of a non-conforming use, having insufficient lot area, (7500 sf required; 2800 sf existing). Convert vacant retail space @ front to a 3 CHAIR SALON, with personal service being a use permitted by Special Exception under Article 1314.02.C. and required to be contained and operated within the main walls of a building containing at least 25,000 sq. ft. of residential or hotel floor area & not permitted to have an exterior entrance, having insufficient off street parking for both uses, (4 spaces required; 0 proposed), located in the High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) Districts.
- 3. A-70140 501 North 10th St.** Special Use Application of MP 501 N 10TH LLC for Gerardo Madera to expand existing 4-chair barbershop to a 5-CHAIR BARBERSHOP & 1-CHAIR BEAUTY SALON, being a use permitted by Special Exception under Article 1314.02.C.4., being an expansion of a use granted by the Zoning Hearing Board under Application No. 61034 on August 2, 2007, having insuff. off-street parking (0 spaces existing, 3 spaces req.; 0 spaces proposed), located in a Medium High Density Residential (R-MH) 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**