



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### Zoning Hearing Board

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Monday, December 9, 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, December 9, 2019 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-70010**    **629-633 W. Emaus Ave**    Appeal of Dariusz & Anna Slodkowski for variance to MAINTAIN 3RD DWELLING UNIT with residential conversion not permitted; having insufficient lot area (12,000 SF req.; 9,000 SF proposed), located in a Medium Density Residential (RM) District.

2. **A-70068**    **513-527 N. 16th St.**    Appeal of 513 MK Investments, LLC for R&M Apartments, Inc. for variance to CONVERT VACANT WAREHOUSE into a SELF STORAGE FACILITY AND ERECT a flat wall sign (2.5 ft. x 8 ft.), with use and sign not permitted; not having required street trees (11 req.; 0 proposed), change of a non-conforming use located in a Medium High Density (RMH) and Traditional Neighborhood Development Overlay (TNDO) District.

THE FOLLOWING APPEAL IS REMANDED TO THE BOARD BY ORDER OF THE COURT OF COMMON PLEAS OF LEHIGH COUNTY DATED MAY 31, 2019 TO GRANT SIYA REAL ESTATE LLC'S APPLICATION FOR SPECIAL EXCEPTION SUBJECT TO THE BOARD'S IMPOSING CONDITIONS.

3. **A-68834**    **248 North 9th St.**    Special Use Application of SIYA Real Estate, LLC to convert first floor into RETAIL GROCERY STORE & DELI (take-out restaurant) & reface projecting sign (4 ft. x 4 ft.), non-illum., at front, with use & sign being permitted by Special Exception under Article 1314.02.C., located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District. Alternatively, the applicant requests a variance to continue to use the property for commercial purposes. The building was designed for and historically used for commercial purposes. The first floor of the premises has no reasonable use except as a neighborhood store.

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**