



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, January 6, 2020

7:00 PM

5th Floor Conference Room

NOTICE is hereby given that the Zoning Hearing Board will meet in 5th Floor Conference Room, City Hall, 435 Hamilton Street, Allentown, PA on Monday, January 6, 2020 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-70176** **16 N. 13th St.** Appeal of Le Hung for variance to CONVERT VACANT FIRST FLOOR COMMERCIAL INTO TWO-BEDROOM DWELLING UNIT with residential conversion not permitted; having insuff. lot area (3,600 SF req; 1,887.5 SF proposed), having insuff. floor area (700 SF req; 520 SF proposed) being a change of use granted by the Zoning Hearing Board under Application No. 07226 granted on October 18, 1954 located in a Limited Business/Residential (B/1R), Historic Building Demolition Overlay (HBDO) and the Traditional Neighborhood Development Overlay (TNDO) Districts. In the alternative, the applicant requests a change of a non-conforming use.

2. **A-70268** **1201-1211 Chew St.** Appeal of PF & F Properties LLC for variance for Paulo Fernandez to use vacant restaurant for RESTAURANT and change face of existing freestanding double-faced sign (3 ft. x 7 ft.), int. illum., at front, with use and sign being prohibited, located in a Medium High Density Residential (R-MH) District, Historic Building Demolition Overlay (HBDO) District & 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