



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, February 17, 2020

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, February 17, 2020 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

**1. A-70130 938-952 Washington St.** Special Use Appeal of 938 Washington Street LLC to convert vacant warehouse into 36 DWELLING UNITS, & erect Banner, (3 ft. x 25 ft.), non-illum., at north side of building, with ADAPTIVE REUSE being permitted by Special Exception under Article 1313.01.A; having the following insufficiencies: minimum average lot area per dwelling unit; (64,800 req., 14,117 SF proposed), parking; (54 spaces req., 37 proposed); banner sign exceeding max. size, (64 sq. ft. permitted; 75 sq. ft. proposed) & maximum display time, (2, 15 days periods per year permitted; permanent display proposed), located in a Limited Business/Residential (B/1R) & 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.

**2. A-70245 2514-2520 26th St. SW** Appeal from the enforcement notice issued November 13, 2019 against Marc M & Lauren G. Berson in which the zoning officer determined that there was an unlawful 2nd unit in violation of Article 1313.01.A and the Decision of the Zoning Hearing Board, dated August 19, 1985 under Application No. 43078, having the following deficiencies: (10,000 sq ft req.; 8,882 provided), (500 sq ft floor area req.; 448sq ft provided) located in the Medium Low Density (RML) District. Alternatively, the applicant requests a variance to maintain the second unit.

**3. A-70247 139-141 East Hamilton St.** Appeal of South Fourth Street Real Estate LLC for variance for Ashley Reath & Allentown Tire LLC to MAINTAIN 4 TIRE STORAGE CONTAINERS, with use being prohibited, having no buffer strip at south and west, located in a Medium High Density Residential (R-MH) District. Applicant requests a 50% expansion as permitted in non-conforming use pursuant to Article 1329.04 which permits the expansion of up to 50% of total building floor area or total land occupied by the non-conforming use which existed at the time the use first became non-conforming.

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**