



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, March 16, 2020

7:00 PM

Council Chambers

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, March 16, 2020 at 7:00 p.m. for the purpose of hearing the following appeals.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-70206** **438, 440, 442, 444, 446 & 448 N. Fulton St.** Appeal of Cast Properties, LLC for variance to CONSOLIDATE PROPERTIES AND CONSTRUCT A 16 UNIT BUILDING having the following insufficiencies: lot area (28,800 SF req; 7,820 SF proposed), lot width (120 ft req; 92 ft proposed), front yard setback (6.75 ft. req; 2.33 ft proposed), 2nd front setback (17 ft req; 2.33 ft proposed) side yard setback (25 ft req; 1 ft proposed), rear yard setback (35 ft req; 8 ft proposed), parking (24 spaces req; 14 proposed); exceeding max. building coverage (30% permitted; 85% proposed), exceeding max. building height (38 ft permitted; 46 ft proposed) located in the Medium High Density (RMH) and Traditional Neighborhood Development Overlay (TNDO) District.

CASE HAS BEEN CONTINUED

2. **A-70323** **2416 27th St SW** Appeal of John Troxell for variance to CONSTRUCT A SINGLE FAMILY DWELLING (24 ft. x 30 ft.), 2-sty, having insuff. front yard setback (25 ft. req.; 21.78 ft. proposed), located in a Medium Low Density Residential (R-ML) District.

THE FOLLOWING APPEAL IS REMANDED TO THE BOARD BY ORDER OF THE COURT OF COMMON PLEAS OF LEHIGH COUNTY DATED AUGUST 5, 2019 FOR FUTHER PROCEEDINGS ON THE NUMBER OF PERSONS PERMITTED TO GATHER AT THE SUBJECT PREMISES AT ONE TIME AND PER DAY.

3. **A-69663** **347 N. 8th St.** Special Use Application of 347 N. 8th St. LLC for Make the Road Pennsylvania to use vacant office for COMMUNITY CENTER, being a use permitted by Special Exception under Article 1313.01.E, and a change of use and hours granted by the Zoning Hearing Board under Application No. 62286 on February 9th, 2009; located in a Medium High Density (RMH) and Traditional Neighborhood Development Overlay (TNDO) District.

CASE HAS BEEN CONTINUED

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