



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, January 25, 2021

7:00 PM

<https://rebrand.ly/ZHB-January-25>

(717) 740-2323

Conference ID: 590 724 30#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, January 25, 2021 at 7:00 p.m. for the purpose of hearing the following appeals. Due to the Covid-19 Pandemic we will not be meeting in-person. The meeting information will be available at <https://allentownpa.legistar.com/Calendar.aspx> you may submit any questions, support, or state an objection ahead of the meeting by emailing public.comment@allentownpa.gov. Please include your name and address when submitting any comments.

All comments and questions received by 4 pm on January 25 will be read during the meeting.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-70619 113-121 N 3rd St.** Appeal of Raul Ruiz for variance to use portion of building for CHILD CARE CENTER for up to 70 children, open 5:00 am - 11:30 pm M-F, being a use permitted by Special Exception under Article 1313.01.D., with use required to be accessory to a lawful place of worship, hospital, community center, primary or secondary school, or similar principal institutional use, being a change of use granted by the Zoning Hearing Board under Application No. 56486 on June 24, 2002 located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.

2. **A-70764 1003-1019 N. Tacoma St.** Appeal of John Troxell for variance to SUBDIVIDE PROPERTY into 3 lots & CONSTRUCT single-family dwelling on each lot, Lot 1: two-story (30 ft x 34 ft) having insuff. lot width (70' req.; 67' proposed), & insuff. lot area, (8400 sf req.; 7705 sf prop.), street trees (5 req.; 4 prop.) Lot 2: two-story (30' x 38') having insuff. lot width (60' req.; 55' prop.), & insuff. lot area, (7200 sf req.; 6984 sf prop.), street trees (2 req.; 1 prop.) Lot 3, two-story (30' x 40'), street trees (2 req.; 1 prop.), located in a Low Density Residential (RL) 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