



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, July 12, 2021

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-July-12>  
(717) 740-2323  
Conference ID: 180 549 912#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, July 12, 2021 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person Council Chambers, Room #118, City Hall, 435 Hamilton Street, Allentown, PA and online.

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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on July 12 will be read during the meeting.

### ALL APPELLANTS MUST APPEAR AT MEETING

- A-71166** **1520-1530 W Union St** Appeal of 1520 Union LLC for variance to ADD 44 SEATS FOR SEASONAL OUTDOOR SEATING, being a change of condition No. 1 and an expansion of a use granted by the Zoning Hearing Board under Application No. 64658 (Remanded) on May 20, 2013, located in a Medium Density Residential (R-M), Traditional Neighborhood Development Overlay (TNDO) and Historic Building Demolition Overlay (HBDO) Districts.
- A-71198** **45 S 14th St.** Appeal of James Folk for variance to CONSTRUCT 22' X 22' DETACHED 1-STY 2-CAR GARAGE at rear, having insuff. rear yard setback (3' req; 0' proposed); insuff. side yard setbacks (3' req; 0' proposed), located in a High Density Residential (R-H), Traditional Neighborhood Development Overlay (TNDO) and Historic Building Demolition Overlay (HBDO) Districts.
- A-71268** **2443 Lehigh St.** Appeal of Haldeman Realty Investors LP, for variance to CONSTRUCT A 6,778 SF SALES SHOWROOM, exceeding maximum allowable steep slope disturbance in areas 35% and over, (0% permitted; 18.80% proposed), located in a Highway Business (B-3) Zoning 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**