



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, September 13, 2021

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-September-13>
(717) 740-2323
Conference ID: 185 266 544#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, September 13, 2021 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person in 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. Please include your name and address when submitting any comments. All comments and questions received by 4 pm on September 13 will be read during the meeting.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-71353 402 Basin St** Appeal of Serfass Development & Acquisitions I, LLC for variance to CONSTRUCT 1-STORY 130,007 SQ FT WAREHOUSE with access drive, parking and truck dock facilities, exceeding maximum allowable steep slope disturbance in areas of 25-35% slope (25% permitted; 39.96% proposed) and areas over 35% slope, (0% permitted; 38.85% proposed), located in a General Industrial (I-3) District.
- 2. A-71389 2027-2029 Tilghman St** Appeal of Cuzins Pub & Grill for variance to ADD 28 SEATS FOR SEASONAL OUTDOOR SEATING, being an expansion of a non-conforming use, being a use denied by the Zoning Hearing Board under Application No. 47634 on September 17, 1990, having insuff. off-street parking (7 add'l spaces req; 0 add'l proposed), with proposed outdoor seating areas encroaching into the public right-of-way, located in a Medium Density Residential (R-M) District.
- 3. A-71426 11-13 S Dauphin St.** Appeal of Elias Issam for Margaret Baurkot Celerier for a variance to use vacant warehouse for WAREHOUSING AND DISTRIBUTION, with use not permitted under Article 1313.01.C, being a change of use granted by the Zoning Hearing Board under Application No. 55852 on August 20, 2001, located in a Medium High Density Residential (R-MH) 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