



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, September 20, 2021

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-September-20>  
(717) 740-2323  
586 153 623#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, September 20, 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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on September 20 will be read during the meeting.

### ALL APPELLANTS MUST APPEAR AT MEETING

- A-70942** **246-248 N 2nd St.** Appeal of Thomas Guzman to convert vacant church to a GROCERY STORE and ERECT an ext.illum.flat wall sign (16 SF), being a use permitted by Special Exception and a change of use granted by the Zoning Hearing Board under Application No. 44620 on June 9, 1987, located in a Medium High Density Residential (RMH) & Traditional Neighborhood Development Overlay (TNDO) District.
- A-71398** **1323-1325 Turner St.** Special Use application of 101 RE Investment LLC for Christopher Bonilla to convert vacant bar/restaurant to a 5 CHAIR BARBERSHOP, with use being permitted by Special Exception under Article 1314.02.4, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) and the Historic Building Demolition Overlay (HBDO) district.
- A-71431** **301 N 9th St.** Appeal of Nathaniel J Carrasco to convert retail school supply & personal product store into a RETAIL HOOKAH VARIETY STORE, erect illum. PROJECTING SIGN (2' x 2.67') and install 3 WINDOW SIGNS (2 at 2.25' x 1.75'; 1 at 1.83' x 1.58') for a total of 16.1 sq ft of signage, with use and signage being permitted by Special Exception under Article 1314.02.C.4., being a change of representations and conditions of a use granted by the Zoning Hearing Board under Application No. 66908 on June 17, 2015, located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) 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**