



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, September 27, 2021

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-September-27>
(717) 740-2323
Conference ID: 956 121 452#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, September 27, 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 27 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- A-71202** **720 N 26th St.** Appeal of Lisa Arnold for variance to CONSTRUCT 8' X 30' INGROUND POOL, at North side, having insuff. side yard setback (7' req; 4' proposed); and MAINTAIN HOT TUB, at rear, having insuff. side yard setback (7' req; 6' proposed), located in a Low Density Residential (R-L) District.
- A-71320** **826 Turner St.** Appeal of Swanson Turner LLC for variance to CONSTRUCT 8-STORY 105-UNIT APARTMENT BUILDING WITH 2 FLOORS OF PARKING, having insuff. sight triangles at vehicle accesses, with proposed parking area and exterior lighting not being provided, with insuff. off-street parking (76 spaces req; 70 spaces proposed), with vehicle access proposed from Turner St being prohibited by TNDO regulations, with exterior building design not meeting TNDO design guidelines, located in a Central Business (B-2) and Traditional Neighborhood Development Overlay (TNDO) Districts.
- A-71427** **536-546 N. Front St.** Appeal of Samir Dayoub for Elias Makkad for variance to convert vacant store to RETAIL SALES of tobacco products AND 24 SEAT HOOKAH LOUNGE and maintain FREESTANDING SIGN AND 2 FLAT WALL SIGNS (20 sf permitted; 101 sf proposed), not having required parking (22 spaces req.; 16 existing; 20 proposed), being a change of use granted by the Zoning Hearing Board under Application No. 48745 on February 10, 1992 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