



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, October 11, 2021

7:00 PM

Council Chambers

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, October 11, 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 October 11 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-71382** **309 N. 2nd St.** Appeal of Hurlum K. Empire, LLC for variance to use vacant restaurant as RESTAURANT and EXPAND HOURS OF OPERATION UNTIL 2 A.M., being an expansion of hours granted by the Zoning Hearing Board under Application No. 49079 on July 13, 1992, located in a Medium High Density (RMH) and Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-71426** **11-13 S Dauphin St.** **CONTINUED** 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.
3. **A-71516** **314-316 N 13TH St.** Appeal of Sierra Construction and Design Inc. for Ignacio Patricio for variance to convert vacant appliance store into TWO DWELLING UNITS FOR A TOTAL OF 4, with residential conversion not permitted under Article 1313.01.A, having insuff. lot area (8000 sf req.; 5040 sf prop.), located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) 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