



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, October 25, 2021

7:00 PM

Council Chambers

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, October 25, 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 25 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-71333 1301 & 1315-1317 S 4th St.** Appeal of Charbel Elias and Maggie Elias for variance to convert vacant bakery into **3-BAY AUTO REPAIR GARAGE**, having an opening in wall within 15' of a lot line of a residential district & having a vehicle entrance within 50' of a primarily residential use (0' proposed) & having the following insufficiencies: off-street parking (15 spaces req; 11 proposed); planting strips along streets; shade/street trees (8 req; 0 proposed); location of dumpster and screening; min aisle width for two way traffic (24' req; 23.8' proposed); & min aisle width for two way traffic (20' req; 10' and 19' proposed), located in a Highway Business (B-3) District.

CASE CONTINUED

2. **A-71558 712-736 E Turner St. & Various Addresses, a/k/a Common Ridge Estates** Appeal of B Land Co, LLC for variance to subdivide into 51 lots total, with 8 lots having insuff. minimum lot width per Article 1311.08, (28 ft. req.; Lots 44 thru 49 @14 ft. & Lots 50 & 51 @ 4 ft. proposed), located in a Medium Density Residential (R-M) 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