



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, November 1, 2021

7:00 PM

5th Floor Conference Room  
<https://rebrand.ly/ZHB-November-1>

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, November 1, 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 November 1 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-70983 419-421 Ridge Ave** Appeal of LGC & Assoc., LLC for variance to convert vacant warehouse to a SELF STORAGE FACILITY and ERECT A 19.98 sf. NON-ILLM FLAT WALL SIGN AT FRONT, with use and sign not permitted; having insufficient driveway aisle width (24 ft req.; 22 ft proposed), located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District
- 2. A-71441 145-155 Hamilton St.** Appeal of Grow Associates, LLC for variance to convert 1st floor retail and portion of wholesale use into a CHILD CARE CENTER and convert portion of 2nd floor into a BANQUET HALL, being permitted uses, having insuff off-street parking (73 total spaces req; 28 spaces proposed on-site; 17 on-site shared spaces proposed; 15 off-site shared spaces proposed; with 13 add'l spaces req; 0 add'l spaces proposed); with shared parking permitted by Special Exception under Article 1321.01.O.2.b; with insuff 2-way aisle width (20 ft req; 14 ft proposed); with insuff street trees (2 add'l req; 0 proposed); being a change of use and conditions granted by the Zoning Hearing Board under Application No. 69593 on July 26, 2019, located in an Urban Commercial (B-5) & 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