



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, December 6, 2021

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-December-6>
(717) 740-2323
Conference ID: 294 621 758#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 6, 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 December 6 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 **2-BAY AUTO REPAIR GARAGE**, having an opening in wall within 15' of a lot line of a residential district (15' proposed); having a vehicle entrance within 50' of a primarily residential use (0' proposed); with planting strips along streets being req. (none proposed); insuff. shade/street trees (8 req; 0 proposed), located in a Highway Business (B-3) District.
2. **A-71619 2201-2233 MACK BLVD** Appeal of Foreway Properties LLC for Tamara Rivera for variance to CONVERT VACANT COMMERCIAL SPACE TO A 21 CHAIR SALON, with use being prohibited, located in a Medium Density Residential District (R-M); being an expansion of a use granted by the Zoning Hearing Board under application no. 67579 granted on March 7, 2016.
3. **A-71685 1818 Oxford Dr.** Appeal from the enforcement notice issued September 23, 2021 against Dulce Bierd & Pablo Alvarado in which the zoning officer determined a violation of Ordinance 1321.01.Q.4; Parking Area Setbacks; In a residential district, off-street parking shall only be permitted to occupy a maximum of 50% of a required front yard (50% allowable; 89.5% proposed) The property is located in a Low Density (R-L) 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