



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, December 13, 2021

7:00 PM

5th Floor Conference Room  
<https://rebrand.ly/ZHB-December-13>  
(717) 740-2323  
Conference ID: 550 324 029#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 13, 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 December 13 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-71635 301-333 Union Blvd** Appeal of Mukesh Patel & Dilip Patel for variance to construct a 4 story 77 room hotel, with STEEP SLOPE DISTURBANCE EXCEEDING MAXIMUM ALLOWABLE, slope 25%-35% (25% permitted; 54.2% proposed) and slope 35% or greater (0% permitted; 11.5% proposed) with property located in a B-LI (Business/Light Industrial) zoning district.

2. **A-71706 123-127 N Lumber St.** Appeal of 123 N Lumber, LLC to EXTEND EXPIRATION DATE for 1 year for Special Use Application No. 70167 granted June 8, 2020, to convert vacant warehouse into 20 dwelling units, with adaptive re-use permitted by Special Exception under Article 1313.01.A, not having required street trees (6 req; 0 proposed), no having required parking (12 spaces req; 4 spaces proposed), located in the Central Business (B-2) and Traditional Neighborhood Development Overlay (TNDO) Zoning Districts.

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