



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, January 10, 2022

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-January-10>
(717) 740-2323
Conference ID: 792 935 765#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, January 10, 2022 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 January 10 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-71156** **1448-1452 W Chew St.** Appeal of Francisco A & Jacqueline Fernandez for Juan Rodriguez to convert vacant take-out restaurant into a GROCERY STORE WITH TAKE-OUT DELICATESSEN, with use permitted by Special Exception under Article 1314.02.C.4, located in a Medium High Density Residential (R-MH), Historic Building Demolition Overlay (HBDO) & Traditional Neighborhood Development Overlay (TNDO) Zoning Districts.
2. **A-71647** **1343 Linden St & 1341 Linden St.** Appeal of Caring Heart, Inc and Denise Martinez for variance to maintain use as PERSONAL SERVICE, 2' X 3' OFF-PREMISES WALL SIGN AND 2' X 2' PORTABLE SIGN, with personal service use required to be contained and operated within the main walls of a building containing at least 25,000 sq ft of residential or hotel floor area; with portable and off-premises signs being prohibited; and, being a change of a use granted by the Zoning Hearing Board under application no. 46297 on February 20, 1989, located in the High Density Residential (R-H), Traditional Neighborhood Development Overlay (TNDO), and Historic Building Demolition Overlay (HBDO) Districts.
3. **A-71682** **827 N 6th St.** Appeal of JD 827 N 6th St. LLC for Eddies Electronics Inc. or variance to convert vacant 1st floor to an ELECTRONIC RETAIL/REPAIR SHOP and erect (2) 2' x 5' NON. ILLM. FLAT WALL AND (2) 2' X 5' WINDOW SIGNS AT FRONT with use being permitted by Special Exception under Article 1314.02.4, being a change of use granted by the Zoning Hearing Board under Application No. 53381 on March 9, 1998, with maximum sign area not to exceed 20 SF (40 SF proposed), located in a Medium High Density Residential (R-MH) and 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