



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, May 23, 2022

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-May-23>
(717) 740-2323
Conference ID: 771 211 546#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, May 23, 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 May 23 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-71486 1801-1811 Liberty St.** Appeal of Ringer's Roost for variance to CONSTRUCT PATIO ROOF (12' X 19.92') with roll up plastic sides at West, MAINTAIN ADDITIONAL 104 SEATS OF SEASONAL OUTDOOR SEATING (for total of 124), and MAINTAIN SHED (10.04' X 24.25') at rear, being an expansion of a non-conforming structure, being a change and violation of Orders granted by the Zoning Hearing Board under Application No. 66755 on May 19, 2015 and Application No. 55019 on August 17, 2000, having insuff. front yard setback (10' req; 0' proposed); with proposed patio roof encroaching into the public right-of-way; having insuff. off-street parking (26 add'l spaces req; 0 add'l spaces proposed); with reduction of existing required off-street parking being prohibited (reduced by 5 spaces); with vehicle and delivery truck driveway to parking lot from Liberty St being blocked, located in the Urban Commercial (B-5) and Traditional Neighborhood Development Overlay (TNDO) Districts.
- 2. A-71997 901-915 Hanover Ave** Appeal of Macdade Realty, LLC for variance to CONVERT VACANT CAR LOT TO AN GASOLINE STATION, being a use permitted by right, having insuff. distance from the fuel pumps to a residential use (50' required; 33' proposed); located in a Highway Business (B-3) 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