



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, June 20, 2022

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-June-20>
(717) 740-2323
Conference ID: 809 214 566#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, June 20, 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 June 20 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-71733** **413-423 N Ott St.** Special Use Application of Boruch Greenberg to MAINTAIN USE OF PORTION OF SINGLE FAMILY DWELLING FOR PLACE OF WORSHIP and MAINTAIN 3 ACCESSORY STRUCTURES, with use permitted by special exception; being located within an entirely residential structure; being residence of religious leader(s) & their family; with insuff. off-street parking (19 spaces req.; 4 proposed); exceeding max. allowable number of accessory structures on a lot under 15,000 sq ft (2 permitted; 3 proposed), located in Low Density Residential (R-L) & Student Residence Overlay (SRO) Districts.

CASE CONTINUED

2. **A-71984** **938-952 Washington St.** Special Use Appeal of 938 Washington Street, LLC to convert vacant warehouse into 48 DWELLING UNITS & erect Banner, (3 ft x 25 ft), non-illum., at northside of building, with ADAPTIVE REUSE being permitted by Special Exception under article 1313.01.A, having the following insufficiencies: minimum lot area per dwelling unit (86,400 SF req; 14,117 SF proposed); off-street parking (75 spaces req; 46 spaces proposed) with location of proposed spaces not located on the same or abutting lot of the principle use, with banner exceeding maximum allowable size, (64 SF permitted; 75 SF proposed) & maximum allowable display time, (2-15 day periods per year permitted; permanent display proposed) and being a change of use granted by A#62288 granted by the Zoning Hearing Board on March 23, 2009, located in a B-1R (Limited Business/Residential) and TNDO (Traditional Neighborhood Development Overlay) Zoning Districts.

3. **A-72029** **1553 W Turner St.** Appeal of Jeremy & Sherri Brokopp Binder for variance to CONSTRUCT A 9' X 17.75' DECK TO REAR OF RESIDENCE, having insuff. side yard setback (10' req; 0 proposed), with building coverage exceeding max. allowable (60% permitted; 71% proposed), located in a Medium High Density Residential (R-MH), 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