



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, July 18, 2022

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-July-18>
(717) 740-2323
Conference ID: 622 604 220#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, July 18, 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 July 18 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-71823** **2443 Lehigh St.** Appeal of Stephanie Tuccio for variance to ERECT ILLUM: 11' X 11.96' (30'H) PYLON SIGN; 2.67' X 26.94', 1' X 7.31' & 1.5' X 7.2' LETTER SIGNS; 5.04' X 1.58' LOGO SIGN; AND 5.04' X 1.58' NON-ILLUM LOGO SIGN; and MAINTAIN 392 SF WALL SIGNAGE, with freestanding sign exceeding allowable height (25'H permitted; 30'H proposed); with wall signage exceeding allowable square footage (300 sf permitted; 573.195 sf existing; 671.22 sf total proposed); located in a Highway Business (B-3) Zoning District.
2. **A-71936** **1124 Tilghman St.** Special Use Application of Raja Ventures, LLC to use vacant first floor office for CONVENIENCE STORE, being a change of use granted by the Zoning Hearing Board under Application No. 68785 on November 27, 2017, being a use permitted by Special Exception under Article 1314.02.C.4., located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-72008** **114 S 8th St.** Appeal of Joseph El Chaar for Jessica Maes to convert 1ST FLOOR MODEL UNIT INTO 4TH DWELLING UNIT, with residential conversion being permitted by special exception under Article 1313.01.A, having insuff. lot area per dwelling unit (1,800 sf/du req.; 1,725 sf/du prop.), located in a High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) 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

