

**MICHAEL P. HANLON**

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435 West Hamilton Street  
Allentown, PA 18101  
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**CITY CLERK**

June 5, 2019

David Kimmerly  
Chief Planner  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

Dear Mr. Kimmerly:

Allentown City Council received a request from Davison & McCarthy Professional Corporation to rezone the following as described on the attachment:

1327.03 ADDITIONAL REQUIREMENTS FOR SPECIFIC USES. The following additional requirements shall apply for each of the following specific uses. An applicant shall provide evidence that a use will meet the requirements of this Article 1327.

Z. Multi-Family Dwellings involving 5 or more dwelling units on a lot shall meet the following additional requirements:

**4. Storage Space.** In addition to any storage area contained inside multi-family building dwelling units, there shall be provided for each dwelling unit that has a "Habitable Floor Area" (as defined in Section 1303.01) of less than 700 square feet a minimum of ~~35~~16 square feet of storage area in a convenient location (such as a basement) where personal belongings and effects may be stored without constituting a fire hazard and where the belongings and effects may be kept locked and separated from belongings of other occupants.

The petition is hereby referred to the Allentown City Planning Commission for your advisory review. A copy of their petition and supporting documentation is enclosed.

Please submit your report to this office, and the appropriate ordinances to be introduced by City Council.

Very truly yours,

Michael P. Hanlon  
City Clerk

Cc: Dennis M. McCarthy. – Davison & McCarthy Professional Corporation  
Leonard Lightner, Director - Community and Economic Development  
Council  
Frances Fruhwirth, Associate Solicitor

## REZONING REQUEST PETITION

City Council  
Allentown, PA 18101  
TELEPHONE: (610) 437-7556  
FAX: (610) 437-7554  
EMAIL: Michael Hanlon  
Tawanna L. Whitehead

Date: June 4, 2019

[michael.hanlon@allentownpa.gov](mailto:michael.hanlon@allentownpa.gov)  
[tawanna.whitehead@allentownpa.gov](mailto:tawanna.whitehead@allentownpa.gov)

Members of City Council:

We, the undersigned and interested parties, hereby request your honorable body to amend the zoning code in the following manner:

Amend\* Article 1327 as follows:

1327.03 ADDITIONAL REQUIREMENTS FOR SPECIFIC USES. The following additional requirements shall apply for each of the following specific uses. An applicant shall provide evidence that a use will meet the requirements of this Article 1327.

Z. Multi-Family Dwellings involving 5 or more dwelling units on a lot shall meet the following additional requirements:

4. Storage Space. In addition to any storage area contained inside multi-family building dwelling units, there shall be provided for each dwelling unit that has a "Habitable Floor Area" (as defined in Section 1303.01) of less than 700 square feet a minimum of ~~35~~ 16 square feet of storage area in a convenient location (such as a basement) where personal belongings and effects may be stored without constituting a fire hazard and where the belongings and effects may be kept locked and separated from belongings of other occupants.

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\* For purposes of this Application, the following key shall apply:

- New/amended language is noted with bold double underlining text (**bold double underlining**).
- Deleted language is noted with bold strikethrough text (~~**bold strikethrough text**~~).

The reason for this rezoning request is:

Over the past five years, City Center Investment Corporation and its affiliates have constructed 437 apartment units, and are in the process of planning for or constructing an additional 453 apartment units, all within the City of Allentown. To attract tenants, City Center has designed its units to generally be far larger than the minimum required by the Zoning Ordinance and to contain ample storage within each unit. Such large units make the current requirement of 35 square feet of storage unnecessary. Moreover, the current requirement is burdensome to satisfy and creates expenses and costs with respect to design and

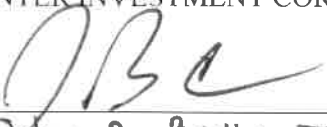
construction. The 35 square feet of storage space requirement has resulted in numerous applications for variances to the City's Zoning Hearing Board.

We are proposing that dwelling units with a Habitable Floor Area of more than 700 square feet have sufficient storage space within the unit and do not require a storage area outside of the unit. Note that 700 square feet is the minimum size for a two-bedroom dwelling unit (see Section 1315.05 of the Zoning Ordinance). We are also proposing that dwelling units that are less than 700 square feet must provide storage space outside of the unit but that such storage space be 16 square feet (rather than 35 square feet) as that is the standard size of pre-fabricated storage lockers.

We believe that the proposed amendment shall ensure that tenants have sufficient storage space while, at the same time, eliminate the need for developers to seek variances from the Zoning Hearing Board.

**NAME**

CITY CENTER INVESTMENT CORPORATION

By:   
Name: John B. Reilly, III  
Title: President

**ADDRESS**

645 Hamilton Street, Suite 600  
Allentown, PA 18101

COMMONWEALTH OF PENNSYLVANIA :  
:SS  
COUNTY OF LEHIGH :

On this, the 4<sup>th</sup> day of June, 2019, before me, the undersigned officer, personally appeared John B. Reilly, III, who acknowledged himself to be the President of City Center Investment Corporation, a Pennsylvania corporation, and that he as such officer, being authorized to do so, executed the foregoing document for the purposes therein contained by signing the name of the corporation by himself as such authorized officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

  
Notary Public

My Commission Expires: *March 23, 2021*

Commonwealth of Pennsylvania

Notarial Seal  
SHERRY L DEVINE - Notary Public  
CITY OF ALLENTOWN, LEHIGH COUNTY  
My Commission Expires Mar 23, 2021