



## Legislation Details

<b>File #:</b>	15-3187	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Commission Case	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	9/27/2019	<b>In control:</b>		Zoning Hearing Board	
<b>On agenda:</b>	10/14/2019	<b>Final action:</b>			
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	1. A-69825 418-432 N. Franklin St. Special Use Appeal of Cigar Factory Allentown, LLC to convert vacant retail/storage into 16 DWELLING UNITS, & erect Banner, (3 ft. x 25ft.), non-illum., on 415 N. 15th St., with ADAPTIVE REUSE being permitted by Special Exception under Article 1313.01.A, not having required 75% of the perimeter adjacent to or across the street from a residential district (28.19% proposed)& having the following insufficiencies: 1-way aisle width for 45 degree spaces (13 ft. req.;12 ft. proposed), parking access driveway setback from building, (20 ft. req., 0 ft. proposed); 10 ft. setback from parking area, (0 ft. proposed) no pedestrian walks, & banner exceeding maximum allowable size, (64 sq. ft. permitted; 75 sq. ft. proposed) & maximum allowable display time, (2, 15 consecutive periods per year permitted; permanent display proposed), located in a Business/Light Industrial (B/LI) & Traditional neighborhood Development Overlay (TNDO) District. . Applicant requests approval on the basis of the following: a validity or use variance, an Adaptive Reuse, a change of nonconforming use or nonconforming site condition, reduction of nonconforming parking, an interpretation of Section 1314.02. B.2. of the TNDO & requests a variance from Section 1313.01.A., NOTE (C) (75% of perimeter) of a use and/or a validity variance for right of way aisle widths, parking lot landscaping, parking lot trees, parking access driveway setback from building, & lack of pedestrian walks.				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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