



Legislation Text

File #: 15-1381, **Version:** 1

3. A-68239 324-330 North 6th St. Special Use appeal of Sixth Realty LLC to convert vacant Lehigh County Corrections Center into 18, 1-BEDROOM DWELLING UNITS & LAUNDROMAT (personal service-open to the public), with Adaptive Reuse being permitted by Special Exception under Article 1313.01.A, & having the following insufficiencies: lot width, (120' req.; 84.07' existing), lot area, (32,400 sq. ft. req. 18,936 sq. ft. existing), floor area for 1 bedroom dwelling unit, (500 sq. ft. ea. req.; 5 @ 398 sq. ft. & 13 @ 400 sq. ft. proposed), side yard setback, (25 ft. ea. req.; 4.26 ft. @ north & 5.09 ft. @ south existing), additional storage space, (18 @ 35 sq. ft. each req.; 10 @ 30 sq. ft. each proposed), off-street parking, (30 spaces req.; 24 spaces existing; 0 additional proposed), 2 spaces located in 10 ft. clear driveway site triangle, multi family dwelling within 10 ft. of parking area, (0 ft. proposed), 4 ft. walks req. in parking lot, (0 proposed), not having liberal or functional landscape scheme at rear, 3 parking lot trees req.; (0 proposed) 3 street trees on N. 6th req.; (0 proposed), parking lot buffer strip req. at north, south & west side, (0 proposed), located in a Medium High Density Residential (R-MH) and Traditional Neighborhood. Development Overlay (TNDO) District. The applicant requests a reduction of parking requirements under Article 1327.03 A.5 as a Special Exception, & to permit the Laundromat under Article 1327.03.A.6.