



Legislation Text

File #: 15-3187, **Version:** 1

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.