



## Legislation Text

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**File #:** 15-3292, **Version:** 1

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THE FOLLOWING APPEAL IS REMANDED TO THE BOARD BY ORDER OF THE COURT OF COMMON PLEAS OF LEHIGH COUNTY DATED MAY 31, 2019 TO GRANT SIYA REAL ESTATE LLC'S APPLICATION FOR SPECIAL EXCEPTION SUBJECT TO THE BOARD'S IMPOSING CONDITIONS.

**3. A-68834 248 North 9<sup>th</sup> St.** Special Use Application of SIYA Real Estate, LLC to convert first floor into RETAIL GROCERY STORE & DELI (take-out restaurant) & reface projecting sign (4 ft. x 4 ft.), non-illum., at front, with use & sign being permitted by Special Exception under Article 1314.02.C., located in a Medium High Density Residential (R-MH) & Traditional Neighborhood Development Overlay (TNDO) District. Alternatively, the applicant requests a variance to continue to use the property for commercial purposes. The building was designed for and historically used for commercial purposes. The first floor of the premises has no reasonable use except as a neighborhood store.