

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULT OF PUBLIC HEARING
JUNE 17, 2025**

The Chairperson called the meeting to order at 7:01 pm. The Chairperson and Members Lou Jany, Lee Christman, and Dean Wotring were present. The Chairperson led the Pledge Of Allegiance. The Chairperson read the Fair Housing Statement.

DOCKET # 2121 – Quarry Street Whitehall Devel, LP by Abraham Atiyeh, Manager – 1177 Sixth Street, Whitehall, PA 18052. **Location: 212 Quarry Street, Whitehall, PA 18052, PIN 640812431716.** The subject property is located in the R-5A High Density Residential Without Apartments Zoning District. Applicant is requesting Variances to Sections 27-76(E)(a)(5), 27-145(D), (F), and (P), and 27-199.1(F)(1) of the Zoning Ordinance to allow adaptive reuse of the subject property as a four (4) apartment multifamily housing building on a 7,400 square feet lot where 10,000 square feet are required, with an eight (8) space parking lot with a two (2) way aisle width of 22 feet where 25 feet are required, confined by bumper blocks and macadam curbing where concrete curbing or guardrails are required and bumper blocks are prohibited, with no setback from Cherry Alley where ten feet (10') are required, and with parking spaces eight and one-half feet (8 ½') wide where nine (9) feet width are required. In the alternative, Applicant is requesting an interpretation that Sections 27-145(N) and 27-199.1(F) do not apply pursuant to Section 27-199.1(K) so that the above nonconformities and any other nonconformities are allowed to remain.

The Applicant was represented by Joel B. Weiner, Esquire. The Applicant agreed to proceed with only four (4) Zoning Hearing Board Members present.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Landowners.

The Applicant appeared through Gene Berg, a Registered Architect. He testified as to the historic uses of the building, and the lot dimensions. The Applicant's Exhibit packet was admitted into the Record as Exhibit #1. He testified as to the amount of interior floor space, that the lot is covered completely by impervious surfaces, the proposed parking configuration, the proposed floor plans of the apartments, that there would be less traffic generated than by the prior retail/manufacturing use, the proposed changes to the front façade and windows, that the apartments will be sprinklered, and the existing fire escape on the west front side of the building.

There was discussion as to the placement of a dumpster for the apartments.

There were no objectors or supporters.

The Record was closed.

The Zoning Hearing Board held an Executive Session.

Motion by Lou Jany to grant all requested Variances; second by Lee Christman. Motion passed 4 – 0.

The Applicant withdrew its alternate request for favorable interpretation relief.

Motion by Lou Jany to approve the May 20, 2025 Minutes; second by Dean Wotring. Motion passed 4 – 0.

Meeting adjourned at 8:00 pm.