



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final

Zoning Hearing Board

Monday, August 25, 2025

7:00 PM

Council Chambers

<https://rebrand.ly/ZHB-AUGUST-25>

(717) 740-2323

Conference ID:184 690 36#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, August 25, 2025 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person City Hall Council Chambers, 435 Hamilton Street, Allentown, PA and online.

The meeting information will be available at <https://allentownpa.legistar.com/Calendar.aspx>
You may submit any questions, support, or state an objection ahead of the meeting by emailing public.comment@allentownpa.gov. Please include your name and address when submitting any comments. All comments and questions received by 4 pm on August 25, 2025 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2025-00329 420 S Jane St** Special Use Application and Appeal of Vladimir Moreno Sanchez to convert family childcare (4-6 children) into GROUP CHILDCARE (7-12 children), with use permitted by special exception, having insuff dropoff/loading area, located in a Medium Low Density Residential (R-ML) District.
2. **A-2025-00357 635 EMAUS AVE** Appeal of Truong Nguyen for Barry Cohen to convert DENTAL OFFICE into NAIL SALON & SPA, with use not permitted. Having insuff off-street parking (7 spaces prop; 8 req). Located in a Medium Density Residential (R-M) District.
3. **A-2025-00380 322 324 Ridge Ave** Appeal of Echevarria Properties LLC to CONVERT VACANT 1ST FL COMMERCIAL SPACE into two (2) Dwelling Units and laundry room, with use (RESIDENTIAL CONVERSION) not permitted. Having the following insuff: off-street parking (6 spaces req; 5 prop); min lot area per DU (2,000sf/DU req; 826.7sf/DU proposed); with residential conversions being limited to detached structures containing 3,000sf or more of floor area per 660-84A(33)(a); located in the Medium-High Density Residential (R-MH) and Traditional Neighborhood Overlay (TNDO) Districts.
4. **A-2025-00233 28 & 30 S Jefferson St** CON'TD FROM 7/14/25 - Joint Special Use Application and Appeal of Thomas Williams, Sr. & Abu Bakarr Shaw for the former to CONVERT 2 EXISTING SINGLE FAMILY DWELLINGS TO 2 TWO-FAMILY DWELLINGS (4 DWELLING UNITS TOTAL), with use permitted by Special Exception. With 28 S Jefferson St having the following insuff: min lot area (1,800 sf req; 1,680 sf prop); min lot width per dwelling unit (22' req; 8' prop); off-street parking (4 spaces req; 2 prop.); with residential conversions limited to detached structures containing a min 3,000 sf floor area (attached structure w/ 2,176 sf prop). With 30 S Jefferson St having the following insuff: min lot area (3,600 sf req; 840 sf

prop); min lot width per dwelling unit (22' req; 8' prop); off-street parking (4 spaces req; 2 prop); with residential conversions limited to detached structures containing min 3,000 sf floor area (attached structure w/ 1,936 sf prop). With both properties to be renovated as a single project, but with no lot consolidation or subdivision proposed. Located in a High Density Residential (R-H), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demolition Overlay (HBDO) Districts.

All persons interested or those desiring to protest against the allowance of the above appeals may appear and be heard. The appeals listed above may be reviewed at the Zoning Office, 4th Floor, City Hall, 435 Hamilton Street, Allentown, Pennsylvania.

This meeting will be video recorded and placed on the city website as public record.

Adjourn