



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, December 1, 2025

7:00 PM

Council Chambers

<https://rebrand.ly/ZHB-DECEMBER-1>

(717) 740-2323

Conference ID: 297 394 274#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 1, 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 December 1, 2025 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- 1. A-2025-00498 461 Linden St** Special Use Application and Appeal of Mary Laureano to convert rear of 1st fl office to a 1-CHAIR SALON, with said use only permitted within the main walls of a bldg. containing at least 25,000 sq. ft. of residential or hotel floor area; and to convert 2nd & 3rd flrs. into 2 DWELLING UNITS, with residential conversions permitted by special exception, having insuff. lot area/dwelling unit (1,800 sq ft/du req; 1013.1 sq ft/du prop.), located in a High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) District
- 2. A-2025-00641 839 S Front St** Appeal of Gregory Rivas for Patrick Hoopes to use existing structure for WAREHOUSING & STORAGE, with use not permitted; being a continuation of use granted by the Zoning Hearing Board under Application No. A-57538 May 9/30/2003, located in a Medium Density Residential (R-M) District.
- 3. A-2025-00665 28 & 30 S Jefferson St** NEW APP. 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