



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, December 12, 2022

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-DECEMBER-12>  
(717) 740-2323  
Conference ID: 633 470 07#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 12, 2022 at 7:00 p.m. for the purpose of hearing the following appeals. The meeting will be held both in person in Council Chambers, Room #118, City Hall, 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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on December 12 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-72059 126 Tilghman St.** Appeal of CDC Developers Inc. for Reinalice Roman for variance to convert vacant 1st Fl Commercial into RETAIL CONVIENENCE STORE and ERECT 2'X6' NON ILLUM FLAT WALL SIGN, with use & sign being prohibited; having insuff. off-street parking (2 req; 0 proposed), located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) Districts.
2. **A-72156 772 N Jordan St. AKA 386 Washington St.** Appeal of Bashar Jarrah for variance to convert vacant commercial into RETAIL SMOKE SHOP, with use being prohibited; being a change of use granted by the Zoning Hearing Board under Application No. A-54901 on June 19, 2000, located in a Medium-High Density Residential and Traditional Neighborhood Development Overlay (TNDO) District.
3. **A-72209 406-408 Ridge Ave** Appeal of Uma Aggarwal for Ramdas Aggarwal for variance to convert vacant dental office into 2 DWELLING UNITS & 2 COMMERCIAL OFFICES, with residential conversion being prohibited; having insuff lot area per dwelling unit (2,250 sf existing; 4,000 add'l sf req; 0 add'l sf proposed), located in a Limited Business/Residential (B1R) and Traditional Neighborhood Development Overlay (TNDO) Zoning District
4. **A-72264 461 Linden St.** Appeal of Beersheba Investment Inc. to convert vacant office into 2 DWELLING UNITS, with use being permitted by special exception, having insuff lot area per dwelling unit (1,800 sq ft/du req; 1013.1 sq ft/du proposed) located in a High Density Residential (R-H) and Traditional Neighborhood Development Overlay (TNDO) District

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**