



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, October 6, 2025

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-OCTOBER-6>
(717) 740-2323
Conference ID: 704 726 685#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, October 6, 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 October 6, 2025 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2025-00174 16 E Susquehanna St.** Appeal of J&M Rental Properties, Inc. to CONVERT VACANT 1ST FL RESTAURANT AND 2ND FL REAR TO 3 2BR APTS, for a total of 4 dwelling units in building, with use (RESIDENTIAL CONVERSION) not permitted. Having the following insuff: not being a detached structure; lot area per dwelling unit (2,000 sf/du req; 825 sf/du prop), lot area (6,000 sf req; 3,300 sf prop); lot width (40' req; 30' prop). Located in a Limited Business/Residential (B-1/R) District.
2. **A-2025-00441 211 Tilghman St.** Appeal of SG Redevelopment LLC for Joseph Goll for REAFFIRMATION of Zoning Hearing Board Decision #A-61593, granting variance to convert vacant 1st floor beauty salon into 2BR dwelling unit, for a total of 2 units, located in a Limited Business/Residential (B-1/R) district.
3. **A-2025-00587 2904 Elm Ct.** Appeal of Arpan Kunjravia to maintain 9' x 14' SHED IN REAR YARD, having insuff.side yard setback (6' req; 4.5' prop), located in a Medium Low Density Residential District (R-ML).

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