



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, August 10, 2026

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-AUGUST-10>
(717) 740-2323
Conference ID: 505 162 693#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, August 10, 2026 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 10 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2026-00052 406 N FAIR ST** Appeal of Allentown Housing Authority to subdivide existing parcel into 3 parcels. Subject property contains 3 residential structures; subdivision places each structure on its own lot. With Lot 1 having the following insuff: lot area (1,800 sf req; 1,064 sf prop); lot area per dwelling unit (1,800 sf req; 1,064 sf prop); rear yard (35' req; 14' prop). With Lot 2 having the following insuff: lot area (1,800 sf req; 1,013 sf prop); lot area per dwelling unit (1,800 sf req; 1,013 sf prop); rear yard (35' req; 14' prop); max. bldg. coverage (50% permitted; 50.9% prop). With Lot 3 having the following insuff: lot area (1,800 sf req; 1,167 sf prop); lot area per dwelling unit (1,800 sf req; 1,167 sf prop); rear yard (35' req; 14' prop). Located in a Medium-High Density Residential (R-MH) District.

2. **A-2026-00267 2613 South St** Appeal of Horizon Church for variance from 660-33(E) (9) to permit off-street parking within the front and side yard setback and closer to the lot line than the principal building; from 660-91(M)(1)(a) to permit limited illumination of the parking lot; and from 660-77 to permit minimal frontage buffering, located in a Civic and Institutional Buildings and Sites (P2) District.

3. **A-2025-00710 510 524 W Normandy St** Appeal of Alec & Allison Puketza to CONSTRUCT SINGLE FAMILY DWELLING, having excessive disturbance of slopes of 25%-35% (25% permitted; 33% prop) and slopes of 35% or greater (none permitted; 31% prop), located in the RLC (Low-Density Conservation Residential) District.

All meetings will be video recorded and placed on the city website as public record.

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