



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, August 11, 2025

7:00 PM

Council Chambers

<https://rebrand.ly/ZHB-AUGUST-11>

(717) 740-2323

Conference ID:776 247 818#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, August 11, 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 11, 2025 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2025-00283 344 377 W Gordon St** Appeal of HP Allentown, LLC to ADD 20 ADDL. 1BR DWELLING UNITS to existing building converted from commercial to residential use (TOTAL OF 158 DWELLING UNITS), expand existing parking lot with 23 additional spaces and construct 18 storage units; being a change and expansion of use granted by Zoning Hearing Board under Application #A-66816 on October 28th, 2015; having the following insufficiencies: min lot area per dwelling unit (1,800 SF/DU req; 1,538 SF/DU existing; 1,344 SF/DU prop); off-street parking (215 spaces req; 226 prop; 173 available); and storage units (89 req; 18 prop). Located in a Limited Industrial (I-2) and Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-2025-00314 2912 Lehigh St** Appeal of Jose Hernandez to maintain a 9' x 19' (171sf) Garage Conversion into addl. living space; with front yard paving in excess of 50% (37' existing; 32.5' allowed); located in the Low Density Residential (R-L) District.
3. **A-2025-00476 1418-1420 Walnut St** Appeal of Ideal Management Group LLC for REAFFIRMATION OR EXTENSION for Application ZPM-2023-00874 granted 4/17/24 to SUBDIVIDE THE PROPERTY INTO 2 LOTS, CONVERT A 2-STY GARAGE INTO 2 DWELLING UNITS, CONVERT SFD INTO 4 DWELLING UNITS, CONSTRUCT A PARKING LOT FOR 9 VEHICLES, being a use permitted by Special Exception under 660-49, having insuff. driving aisle width, (24.0 ft req); (13.0 ft prop.), with conversions of garages into dwellings not permitted per Article 660-58J(1), located in a High Density Residential (R-H), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demolition Overlay (HBDO) District.
4. **A-2025-00505 1600 Hanover Ave** Appeal of City Center Investment Corp. to construct new public school building; exceeding maximum slope disturbance in areas with 25%-35% slope (25% permitted; 49.36% prop); in areas of ≥35% slope (0% permitted; 0.83% prop). Located in an Institutional and Government (I/G) 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