



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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Monday, December 9, 2024

7:00 PM

Council Chambers  
<https://rebrand.ly/ZHB-DECEMBER-9>  
(717) 740-2323  
Conference ID: 559 580 163#

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, December 9, 2024 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](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 9, 2024 will be reviewed by the board.

### ALL APPELLANTS MUST APPEAR AT MEETING

**A-2024-00654 1518 1526 W Walnut St.** Appeal of Mehul Patel & Payal Patel for variance to convert vacant commercial space on 1st floor to RETAIL CONVENIENCE STORE with use being a change and expansion of a nonconforming use established by Zoning Hearing Board decision A-69647 on February 26th, 2019; located in the Residential Medium-High Density (R-MH), Historical Building Demolition Overlay (HBDO) and Traditional Neighborhood Development Overlay (TNDO) Districts.

**A-2024-00841 2335 S 5th St.** Appeal of Dorothy Vesterman for variance to establish kennel in a single family dwelling, with use not permitted, located in a Medium Density Residential (R-M) 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**