



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Zoning Hearing Board

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**Monday, January 5, 2026**

**7:00 PM**

**Council Chambers**

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NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, January 5, 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](mailto:public.comment@allentownpa.gov). Please include your name and address when submitting any comments. All comments and questions received by 4 pm on January 5, 2026 will be reviewed by the board.

### ALL APPLICANTS MUST APPEAR AT MEETING

1. A-2025-00673 406-408 Ridge Ave Special Use Application and Appeal of Fisnik Karameti to CONVERT VACANT 1ST FLR. OFFICE TO 2 DWELLING UNITS (4 TOTAL DU), with use (RESIDENTIAL CONVERSION) permitted by special exception; having the following insuff: not being a detached structure per 660-84(A)(33); min lot area (6,000 sf req; 2,526 sf prop); min lot area /dwelling unit (2,000 sf req; 631.42 sf prop), located in Limited Business/ Residential (B-1/R) & Traditional Neighborhood Development Overlay (TNDO) Districts.

2. A-2025-00791 807 N Lacrosse St Special Use Application and Appeal of Jenmy Tavarez to expand existing FAMILY CHILDCARE HOME to GROUP CHILDCARE HOME, with insuff off-street parking (3 spaces req; 2 prop), located in the R-M (Medium Density Residential) District.

3. A-2025-00686 1343 Linden St Appeal of Queen City Realty, LLC for variance to convert 1st fl office to LIVE/WORK UNIT for a total of 4 dwelling units, with use permitted by right, having the following insuff: Min. Lot Area (5,400 sf req; 3,600 sf prop), Min. Avg. Lot Area/Dwelling (1,800 sf req; 900 sf prop), located in a High Density Residential (R-H) & 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.

Ajourn