



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, July 14, 2025

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-JULY-14>
(717) 740-2323
Conference ID:766 188 65#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, July 14, 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 July 14, 2025 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

1. **A-2025-00227 33-35 S 15th St** Special Use Application of Living in Victory LLC to CONVERT VACANT SFD TO HALFWAY HOUSE, with use permitted by Special Exception, located in a High Density Residential (R-H), Historic Building Demolition Overlay (HBDO) & Traditional Neighborhood Development Overlay (TNDO) District.
2. **A-2025-00233 28 & 30 S Jefferson St** Joint Special Use Application and Appeal of Thomas Williams, Sr. & Abu Bakarr Shaw for the former to CONVERT 2 EXISTING SINGLE FAMILY DWELLINGS TO 2 TWO-FAMILY DWELLINGS (4 DWELLING UNITS TOTAL), with use permitted by Special Exception. With 28 S Jefferson St having the following insuff: min lot area (1,800 sf req; 1,680 sf prop); min lot width per dwelling unit (22' req; 8' prop); off-street parking (4 spaces req; 2 prop.); with residential conversions limited to detached structures containing a min 3,000 sf floor area (attached structure w/ 2,176 sf prop). With 30 S Jefferson St having the following insuff: min lot area (3,600 sf req; 840 sf prop); min lot width per dwelling unit (22' req; 8' prop); off-street parking (4 spaces req; 2 prop); with residential conversions limited to detached structures containing min 3,000 sf floor area (attached structure w/ 1,936 sf prop). With both properties to be renovated as a single project, but with no lot consolidation or subdivision proposed. Located in a High Density Residential (R-H), Traditional Neighborhood Development Overlay (TNDO) & Historic Building Demolition Overlay (HBDO) Districts.
3. **A-2025-00258 935 S 4th St** Appeal of GFC Investment for Davelvia M Reyes to convert an attached SFD to a 1st Fl. Salon and 2nd & 3rd Fl. 2BR Apt., with use not being permitted and having insuff. off-street parking (3 spaces req.; 2 prop.); located in the Medium Density Residential (R-M) District. **CONT'D FROM 6/16/25**

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