



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Zoning Hearing Board

Monday, May 19, 2025

7:00 PM

Council Chambers
<https://rebrand.ly/ZHB-MAY-19>
(717) 740-2323
Conference ID:816 910 129#

NOTICE is hereby given that the Zoning Hearing Board will be held on Monday, May 19, 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 May 19, 2025 will be reviewed by the board.

ALL APPELLANTS MUST APPEAR AT MEETING

- A-2025-00049 727 N 6th St.** Appeal of Joel Pierre & Cherlyne Michel for Sulanlly & Janivel Adames to change the conditions of Zoning Hearing Board Order No. A-53522, dated 8/31/98, by providing walk-in service and increasing staffing to 5 total employees at an existing nail salon. Being an expansion of use granted under said Order. With 3 addl. off-street parking spaces req. and 0 prop. (10 spaces req. less relief of 7 spaces per A-53522). Located in a Medium High Density Residential (R-MH), Traditional Neighborhood Development Overlay (TNDO), and Historic Building Demolition Overlay (HBDO) District.
- A-2025-00182 530-532 Tilghman St.** Special Use Application and Appeal of Khaytiben Patel & Hardik Parekh for Virgen Duran to establish NAIL SALON, with use permitted by Special Exception per 660-51(4), having insuff. off-street parking, (3 spaces eq; 0 prop.), being a change of use granted under Application No. A-58473, Aug. 16, 2002, located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) District.
- A-2024-00657 213-215 N Fountain St.** Special Use Application and Appeal of 213 Fountain LLC for David Hornung Architect Planner Inc. for ADAPTIVE REUSE of vacant warehouse structure into 5 apts w/ parking structure on 1st floor, with use permitted by special exception in the R-MH Zoning District. Having the following insufficiencies: lot area per dwelling unit (1,800 sq ft req.; 920 sq ft prop.); drive aisle width for 45° angle parking (13' req.; 12.16' prop.); off-street parking (8 spaces req.; 6 spaces prop.), and street trees (1 req.; 0 prop.). Located in a Medium High Density Residential (R-MH) and Traditional Neighborhood Development Overlay (TNDO) Zoning District.

Adjourn

