

ZONING HEARING BOARD AGENDA

Notice is hereby given that the Borough of Emmaus Zoning Hearing Board will meet on Thursday, May 26, 2022 at 6:00 P.M. at Borough Hall at 420 S. 10th St. Emmaus, PA 18049 and via Zoom to hear the following appeal:

<https://zoom.us/join>

Meeting ID: 816 1475 3698

Passcode: 193737

APPEAL 10609 – THOMAS HERB 119 DELL ST. EMMAUS, PA 18049. Applicant requests to build a 336 SF addition to an existing non-conforming residential building. The applicant requests a 3.4-foot side yard setback variance to Z.O. 901, which requires a 10-foot side yard setback. The property is in the R-L district.

APPEAL 10610 – DAVID REAL ESTATE HODL LLC 58 TOWNSHIP RD. MACUNGIE, PA 18062 FOR 306 BROAD ST. REAR EMMAUS, PA 18049. Applicant proposes to develop a property into a 6-unit, low-rise apartment building. Applicant requests 1) a variance of 472 SF per unit from Z.O. 901, which requires 3,000 SF lot area per unit; 2) a variance or interpretation of Z.O. 402.1.TT(5)(a)(ii) to permit two principal buildings on a lot to be less than 20 feet apart. The property is in the R-HO district.

APPEAL 10611 – MARK REYNARD 202 S. 6TH ST. EMMAUS, PA 18049. Applicant is leasing a 7,084 SF building as a pool contracting office and warehouse for storage of supplies. Applicant requests a special exception to Z.O. 806.7.B to change a non-conforming use to another non-conforming use. The property is in the R-HO district.

APPEAL 10612- HAOJUN SUN 21 GATEHOUSE RD. BEDMINSTER, NJ 07921 FOR 640 FURNACE ST. EMMAUS, PA 18049. Applicant proposes to convert single family home into a two-unit apartment building. Applicant requests a variance from the Table of Uses and Z.O. 402.1.O to convert existing dwelling to an increased number of dwelling units. The property is located in the R-L zoning district.

Bryan Bilheimer - Zoning Officer

The East Penn Press (affidavit required) 5/11/22 & 5/18/22