

ZONING HEARING BOARD AGENDA

Notice is hereby given that the Borough of Emmaus Zoning Hearing Board will meet on Thursday, June 23, 2022 at 6:00 P.M. at Borough Hall at 420 S. 10th St. Emmaus, PA 18049 and via Zoom to hear the following appeals:

<https://zoom.us/join>

Meeting ID: 816 1475 3698

Passcode: 193737

APPEAL 10613 – DANIEL HENDRICKS 215 MAIN ST., for 218 GREEN ST. EMMAUS, PA 18049. Applicant requests to convert existing commercial building into a residential dwelling and add a 282 SF addition. The applicant requests special exception to the Table of Uses and Z.O. 402.1.O to convert an existing nonresidential building into a dwelling unit. The property is located in the B-C zoning district.

APPEAL 10614 – ALTMAN COLONIAL CREST EMMAUS LP 240 NEW YORK DR. STE. 1 FORT WASHINGTON, PA 19034 for 102 N. 10TH ST. EMMAUS, PA 18049. Applicant proposes to expand office and community building by 40%. Applicant requests 1) an interpretation of Z.O. 306.3.P that recreational facilities for residents are a permitted accessory use; 2) an interpretation of Z.O. 306.3.AA that the proposed facility is customary and incidental to the primary use; 3) a variance from Z.O. 306.3 to permit the expanded building as an accessory use; 4) a variance from Z.O. 806.C to expand a nonconforming use by greater than 25% to allow a 40% expansion. The property is located in the R-M zoning district.

APPEAL 10615 – FRANK AND CAROLYN TRANGUCH 4031 MILL RD. for 664-680 RIDGE ST. EMMAUS, PA 18049. Applicant proposes to construct three townhouses. Applicant requests a special exception to the Table of Uses and Z.O. 402.1.TT to construct three townhouses. The property is located in the R-M zoning district.

APPEAL 10616 – MATTHEW AND ERIN KAY 624 BROAD ST. EMMAUS, PA 18049. Applicant proposes to convert existing garage into unit for care of relative. Applicant requests variances to 1) Z.O. 403.4.M(4), which requires temporary construction methods, to allow permanent construction methods; 2) Z.O. 403.4.M(8), which requires separate entrances and an interior connection, to allow a separate entrance with no interior connection to primary dwelling; 3) Z.O. 403.4.M(9), requiring such unit to be within the principal dwelling, to allow this unit in a standalone structure. The property is located in the R-HO zoning district.

Robert Hammond - Zoning Officer

The East Penn Press (affidavit required) 6/8/22 & 6/15/22