

ZONING HEARING BOARD AGENDA

Notice is hereby given that the Borough of Emmaus Zoning Hearing Board will meet on Wednesday, July 23, 2025 at 6:00 P.M. at Borough Hall at 28 S. 4th Street, Emmaus, PA 18049 and via Zoom to hear the following appeal:

Join Zoom Meeting

<https://us02web.zoom.us/j/85663385903?pwd=Z9MU4OzZW7FMDbbaQaC70RRSvXLh4G.1>

Meeting ID: 856 6338 5903

Passcode: 364612

APPEAL 10641 – Zachary Durnin, 519 S 7th Street, Emmaus, PA 18049. Applicant is requesting a Variance of 9'4" for the above mentioned property to build a garage. Chapter 27, 311.A Outbuilding Setbacks, Side Yard 10' and Rear Yard 5'. Property is located in the Conservation (C) Zoning District.

APPEAL 10642 – Timothy Lin & Julie Hong, 1618 Fieldstone Street, Allentown, PA, 18106. FOR PROPERTY LOCATED AT 210 E. Harrison Street, Emmaus, PA 18049. Applicant is proposing to build a 646 square foot addition at the above noted property. Applicant is requesting a Special Exception to Z.O. Section 27-806 (3)(C)(1). Also requesting a Variance to Z.O. Sections 207-86 (3)(C)(3), 27-806 (3)(A)(2) and 27-806(3)(C)(4). Site is located in the Central Residential (R-C) Zoning District.

APPEAL 10643 – Thomas McNamara, 947 Buttonwood Street, Emmaus, PA 18049. Applicant is requesting a Variance of 37' for the above mentioned property to build an addition onto residence. Chapter 27, 314. A, Principal Building, Rear Setback 50'. Property is located in the Central Residential (R-C) Zoning District.

APPEAL 10644- Husam Hanoun, 444 Grant Street, Allentown, PA 18102. FOR PROPERTY LOCATED AT 41 S. 2nd Street, Emmaus, PA 18049. Applicant is proposing to install a new driveway in front of property at the above noted property. Applicant is requesting a Special Exception to Chapter 27, 318. A, Parking Placement. Site is located in the Downtown Neighborhood (D-N) Zoning District.

Brent Reed - Zoning Officer

The East Penn Press (affidavit required) 07/09/25 & 07/16/25