

ZONING HEARING BOARD AGENDA

Notice is hereby given that the Borough of Emmaus Zoning Hearing Board will meet on Wednesday, September 24, 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 10646 – **Fnu Rachel Ambit Neba, 301 Franklin Street, Emmaus, PA 18049.** Applicant is requesting a 36-foot Variance and a 22-foot Variance for rear yard setback for the above-mentioned property and any other relief deemed necessary at time of the hearing. Applicant would like to build an addition onto rear of residence. Z.O. Table, 27-316.A, C.4, Rear Yard Set Back 60 feet min. Property is located in the Urban Core Neighborhood (UCN) Zoning District.

APPEAL 10647 – **David Richmond, 306 Alpine Street, Emmaus, PA 18049.** Applicant is requesting a 7-foot Variance for side yard setback for the above-mentioned property and any other relief deemed necessary at the time of the hearing. Applicant would like to build a 26ft x 26ft garage in rear of property. Z.O. Table 27-314.A, D.4, Side Set Back 8 feet min. Property is located in the Central Residential (RC) District.

Brent Reed - Zoning Officer

The East Penn Press (affidavit required) 09/10/25 & 09/17/25