

APPEAL #10645 – Gabriel Josephs, DBA NDS Property Inc., P.O. Box 113, Trexlertown, PA 18087, for property located at 314 East Harrison Street Emmaus PA 18049. Applicant is requesting Special Exception for the above-mentioned property to convert store front into residential living. Chapter 27, Part 401, Table 27-4A permits use under Special Exception and any other relief deemed necessary at the time of the hearing. Property is located in the Urban Gateway (UG) Zoning District.

Zoning Officer, Reed, stated that the applicant, Gabriel Josephs, was granted relief on April 23, 2025 by the Zoning Hearing Board under Appeal #10640 to convert the store front into residential living space for the property located at 310 East Harrison Street. The appeal was granted under the Borough's new Zoning Ordinance and there have been no changes to the Zoning Ordinance since that time. At the previous hearing, it was stated that the applicant would need to return to the Zoning Hearing Board to request relief for 314 East Harrison Street. The applicant, Gabriel Josephs, stated that 314 East Harrison Street is the half of the twin located closer to the railroad tracks, and the building is identical to the one located at 310 E. Harrison Street. He stated that there will be no changes to the outside of the building other than replacing the front window. He also stated that there are 10 parking spaces located to the rear of the property. He explained that he has finished the renovations to 310 E. Harrison Street and has already rented it out. Solicitor Corkery explained that his testimony from his previous appeal will be incorporated into this appeal. Zoning Hearing Board Chairman Iobst asked Mr. Reed if 10 parking spaces meets the Zoning requirements. Mr. Reed answered affirmatively. Zoning Hearing Board Chairman Iobst noted that under the Zoning Ordinance, section 405.6(a) the minimum square footage requirement in the Urban Gateway Zoning District is 500 square feet for an apartment and asked Mr. Josephs the square footage of the proposed apartment. Mr. Gabriel responded that the size of the apartment will be approximately 400 sq. ft., and he does not have the ability to make the apartment 500 sq. ft. Solicitor Corkery explained that the applicant will also need to obtain a 100 sq. ft. size variance. Zoning Hearing Board Chairman Iobst asked Mr. Josephs if the apartment will have its own kitchen and bathroom. Mr. Josephs responded that it will.

The Zoning Hearing Board voted 3-0 to grant the Special Exception Use and the 100 sq. ft. size variance.

Steinmayr

yes

Iobst

yes

Schmidt

yes