

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.

Zoning Officer Reed stated that he is employed by the Borough of Emmaus, and the appeal was advertised and posted correctly. Zoning Officer Reed confirmed that the house located at 301 Franklin Street was newly constructed under the old Zoning Ordinance and was in the R-M Zoning District. Under the old Zoning Ordinance, a 30’ rear yard setback was required. Mr. Reed testified that in the submitted drawing, the one corner of the building closest to the property line was set back 30’. Mr. Reed explained that the house, under the new Zoning Ordinance, is non-conforming, and the setback requirement is now 60’. He explained that the applicant needs a 36’ and 22’ rear yard setback variance. The applicant, Fnu Rachel Ambit Neba, stated that she is the owner of 301 Franklin Street and resides at the residence. She stated that she purchased the property on March 28, 2025. She explained that she is proposing to build a 33’ x 14’ one story addition with a basement for storage to the rear of the property. She stated that the addition will be used as living space with a bedroom. She explained that the space will serve as a multipurpose room. Ms. Neba stated that currently there are multiple people living in the house. She stated that she believes the proposed addition is the minimum space that will meet her needs. She stated that the exterior of the addition will match the exterior of the existing house and will have windows. Zoning Officer Reed stated that there is a residential property located to the rear, the right, and the left of the existing property. He stated that he received no comments from the adjoining property owners. Mr. Jack Nonnemacher stated that he lives to the left of the existing two-story home. He stated that he has no issues with the proposed addition. Zoning Officer Reed explained that there is no other zoning relief needed other than the rear yard setback variances. Zoning Hearing Board Chairman Iobst asked the applicant if she considered turning the garage into living space to avoid having to obtain the variances. She responded that she needs the garage for storage and parking and would prefer not to turn it into living space. Solicitor Corkery explained that under the new Zoning Ordinance a house would not be permitted on the current lot due to the size of the lot. Zoning Hearing Board Chairman Iobst asked where the rain gutters will discharge. Mr. Nonnemacher responded that he believes the gutters would tie into the existing gutters and drain to the right of the property.

The Zoning Hearing Board voted 2-1 to grant the 36’ and 22’ rear yard setback dimensional variance.

Steinmayr yes Iobst yes Schmidt no

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.

Zoning Officer Reed stated that he is employed by the Borough of Emmaus, and the appeal was advertised and posted correctly. He explained that the submitted drawing shows the driveway going back to the proposed garage and under the new Zoning Ordinance, a rear yard setback of 5' is required. He stated that the proposed garage will be placed 5' to the rear property line and does not require a variance. He explained that an 8' side yard setback is required, and the proposed garage shows 1' and they are requesting a 7' side yard setback variance. Zoning Officer Reed stated that no other variances are needed. The applicant, David Richmond, stated that he purchased the property in 1988 and resides at the property. He explained that he is requesting a side yard setback due to the location of the driveway. Solicitor Corkery asked if they must back out of the driveway. The applicant responded that the driveway is existing and there is room to turn around. The applicant stated that the proposed garage will be 26' x 26' and will be two stories. He explained that it will be a pole garage and will have metal decking around the perimeter. He stated that roof will be pitched, and he hasn't decided if it will be shingle or metal. Mr. Richmond stated that the roof will drain to the left of the proposed garage in a grassy area. He explained that his neighbors signed an agreement in favor of the proposed garage. Zoning Hearing Board Chairman Iobst asked if there was a specific reason that they were not considering attaching the garage to the house. Mr. Richmond responded that there is no specific reason, but he didn't want to give up the grassy area of his yard. Zoning Hearing Board Chairman Iobst asked if the garage will be at least 10' away from the existing residence. Mr. Richmond responded that it would.

The Zoning Hearing Board voted 3-0 to approve the 7' side yard setback variance.

Iobst	yes	Steinmayr	yes	Schmidt	yes
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