

APPEAL #10648 – Matt Spangenberg, 58 Township Road, Macungie, PA 18062. For properties located at 101 N. 2nd Street, Emmaus, PA 18049 and 181 Ridge Street, Emmaus, PA 18049. Applicant is requesting a Variance to Z.O. Table 27-315.A.F. – Parking Placement and a Variance to Z.O. 27-517.F. – Net Increase of Parking and any other relief deemed necessary at the time of the hearing. Applicant is proposing parking on side yard for new apartments and removing 3 parking spaces on the street.

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 there are two separate parcels involved and the parcels will remain separated. He explained that Zoning Ordinance Table 27-315.A. states that parking is only allowed at the rear of the property. He further explained that this appeal involves two corner lots and there is no rear yard. He stated that the applicant is requesting parking on the side lot. Zoning Officer Reed explained that due to curb cut-outs, three parking spaces will be removed from the street. The Zoning Ordinance states that the applicant must provide off street parking. The applicant is seeking a variance to remove the 3 parking spaces on the street. Zoning Officer Reed stated that according to Lehigh County, the property is located in the Urban Core Zoning District and is listed as a commercial use property. He explained that according to Z.O. Table 27-5.B. Off-Street Parking - Requirements – Conversion of Commercial into Multi-Unit Dwelling, the applicant is required to provide 11 parking spaces total, 1 parking space per unit and 3 parking spaces for the commercial space. The applicant is proposing 8 parking spaces in total. The applicant, Matthew Spangenberg, is represented by Attorney Joe Bubba. Mr. Spangenberg explained that he is one of the members of MPRE LLC, along with Peter Adams. He stated that MPRE LLC owns the property located at 101 N 2nd Street and 181 Ridge Street. He stated that the properties are in the Urban Core Zoning District and it is a residential neighborhood. Attorney Bubba presented Exhibits 1-A and 1-B. Exhibit 1-A, a map of the parcel located at 101 N 2nd Street, showing a 21.75' long back yard. Exhibit 1-B, a map of 181 Ridge Street, showing a commercial mixed-use building with commercial use and 2 residential apartments. Mr. Spangenberg stated that this use is permitted in the Urban Core Zoning District. Mr. Spangenberg explained that they are proposing to add 3 units on the side and to tear down the greenhouse located on Ridge Street and add a parking lot. He stated that PennDOT currently rents the commercial space as an office. He explained that they are proposing a lot line adjustment to go 60' from the rear of the house to meet the zoning requirements. Attorney Bubba presented Exhibit Applicant #2 showing the new lot line meeting the zoning requirements for a 60' rear yard setback. Mr. Spangenberg stated that the rear property is non-conforming and it is currently short 5-off street parking spaces. Mr. Spangenberg stated he is familiar with the Zoning Ordinance and requirements for parking. He stated that because it is a corner property, there is no rear yard, and parking would need to be located on the side yard. He stated this would have no adverse impact on the neighborhood and believes that it would improve the area. He stated that the current commercial tenant has been renting the spot for 2 years and the hours of operation are 9:00 a.m. to 5:00 p.m. He explained that there are 2 employees, but they are rarely there. Attorney Bubba presented Exhibit Applicant #3 showing 5 photos.

- 5-1. Google street view – showing 1 car parked on Ridge Street in front of property.
- 5-2. Google Earth view – showing no cars parked on Ridge Street in front of property.
- 5-3. Nighttime view dated 11/13/25 @ 9:10 p.m. showing 3 cars parked on Ridge Street in front of property.

5-4. Twilight view dated 11/13/25 @ 5:06 p.m. showing 2 cars parked on Ridge Street in front of property.

5-5. Morning view dated 11/13/25 @ 7:18 a.m. showing 2 cars parked on Ridge Street in front of property.

Mr. Spangenberg stated that parking on Ridge Street in front of the property is rare. Attorney Bubba presented Exhibit Applicant #4 depicting two curb cuts. Attorney Bubba explained that the exhibit shows that, due to the curb cuts, the applicant is losing 2 on-street parking spaces, not 3 and would need to request a variance to remove 2 parking spaces on the street. Solicitor Corkery asked the applicant if they would be willing to paint parking lines on the street if it is permitted. Zoning Officer Reed stated that the applicant would need to request permission through Borough Council to paint parking lines. Attorney Bubba asked Mr. Spangenberg to read Zoning Ordinance 27-517.F.– Net Increase in Parking, which states that the requirements of this part shall be based upon the net increase in parking spaces. If the creation of off-street parking results in a reduction in the number of legal on-street parking spaces, then those numbers of reduced parking spaces shall be required to be provided, unless the applicant proves to the satisfaction of the Zoning Hearing Board that those on-street parking spaces were rarely occupied. Attorney Corkery clarified that the applicant is requesting a variance for parking in the side yard and can request an interpretation of net increase in parking. He explained that if the Zoning Hearing Board does not approve the interpretation, the applicant can ask for a variance for the 2 parking spaces.

Public Comment –

1. Mike Butz, 103 N 2nd Street – stated that he lives adjacent to the property attached to 101 N 2nd Street. He explained that he parks his car on Ridge Street and had a verbal agreement with the previous owner, Mary George, to walk through the property to access his back door. Chairman Iobst explained that this issue is not for the Zoning Hearing Board to act upon. Mr. Butz stated that he believes there will not be enough spaces for parking on Ridge Street. He voiced concern about the lot line adjustment and the parking lot being placed behind his shed.

Attorney Bubba asked Mr. Spangenberg if parking is permitted on both sides of Ridge Street. Mr. Spangenberg responded that it is allowed. Mr. Spangenberg stated that there is an empty lot across the street from 181 Ridge Street. Chairman Iobst asked Mr. Spangenberg if he has an easement agreement. Mr. Spangenberg responded that he would have one.

The Board voted 3-0 to grant the Variance to Z.O. Table 27-315.A.F. for parking on the side yard with the following conditions: Parking stripes located on the street, perpetual easement agreement, and that the 3 parking spaces comply with SALDO for backing out.

Iobst	yes	Steinmayr	yes	Schmidt	yes
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The Board voted 3-0 to grant a favorable interpretation to Z.O. Table 27-517.F. Net Increase of Parking with the following conditions: Parking stripes located on the street, perpetual easement agreement, and that the 3 parking spaces comply with SALDO for backing out.

Iobst	yes	Steinmayr	yes	Schmidt	yes
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The applicant withdrew the Variance request to Table 27-517.F. Net Increase of Parking.