

APPEAL #10622 – KNAUSS HOMESTEAD PRESERVATION SOCIETY, PO BOX 714 for 152 E. MAIN ST., EMMAUS, PA 18049. Applicant proposes to use the Knauss Barn as temporary use for weddings and events. The applicant requests: 1) a special exception per Z.O. 807.5 for a temporary use. Site is located in the C-R Zoning District.

The applicant, the Knauss Homestead Preservation Society, is represented by Salvatore Verrastro, President, Spillman Farmer Architects. Zoning Officer Hammond explained that the Zoning Hearing Board previously granted a similar special exception for the 1803 House in accordance with Z.O. section 807.5 to be used as a wedding venue. Mr. Verrastro stated that he has been hired by the Knauss Homestead Preservation Society to renovate the Knauss Barn to be used as a venue. He stated that the barn would only be used as a venue during the summer. He stated that there would be no heat, and it would be used for weddings and community events for no more than 100 guests. He explained that the Borough of Emmaus owns the Knauss Homestead. Zoning Hearing Board member Schmidt asked if individuals would be charged a fee to rent the venue. Mr. Verrastro responded that a fee would be charged, and the fee would be used as a fund raiser to support the historical site. He explained that the Society has begun restorations on the barn and asbestos has been remediated. He stated that Spillman Farmer is designing further improvements to the barn, such as adding steps, electric, and ceiling fans. He stated that the addition would be a separate building with two toilet rooms and a catering kitchen. He also stated that all renovations will be code compliant. He explained that weddings would primarily occur outside. Zoning Hearing Board member Iobst asked about parking requirements. Zoning Officer Hammond explained that all parking would be on Borough property and that there are 35 parking spaces available. He stated that only 25 parking spaces are required. Zoning Hearing Board member Schmidt asked the size and what type of construction materials will be used for the addition. Mr. Verrastro responded that the addition will be approximately 20' x 30' with a stone base, reclaimed wood siding, and a slate roof.

The Zoning Hearing Board voted 3-0 to grant the special exception subject to the condition that its temporary use occurs in accordance with the provisions of Z.O. 807.5.

Steinmayr yes Iobst yes Schmidt yes

APPEAL #10621 – 7035 LLC., PO BOX 189 FOR 130 S. 6TH ST., EMMAUS, PA 18049. Applicant proposes to purchase existing end unit townhouse, subdivide property, and construct an additional townhouse. The applicant requests variances from the Z.O. 901 Table of Area, Yard, and Building Requirements 1) 16 foot variance from 30 foot lot width required for Lot A; 2) 4 foot variance from 30 foot lot width required for Lot B; 3) 2000 s. f. variance from 6,000 s.f. total lot area required for two dwellings in a tract. Site is located in the R-HO Zoning District.

The applicant, 7035 LLC, is represented by Attorney Joe Bubba, Fitzpatrick, Lentz, & Bubba. Zoning Officer Hammond explained that request #2 is not applicable because the dwellings are townhouses, not single-family semi-detached dwellings. He explained that the required lot width for a town house in the R-HO Zoning District is 18'. Attorney Bubba explained that Lot A is the existing lot and Lot B is the proposed lot. Attorney Bubba asked Zoning Officer Hammond if he has visited the property and if so, what condition the property was in. Zoning Officer Hammond

responded that he viewed the exterior from the public right of way and there were serious property maintenance code violations, and he posted the property as uninhabitable. He stated that he drove by the property today and there is still no electric meter on the building. He stated that he did not receive any complaints from neighbors about infestations. Attorney Bubba asked the Zoning Officer when he posted the property as uninhabitable. Zoning Officer Hammond responded approximately two months ago. Attorney Bubba asked who the owner of the property was when it was posted. Zoning Officer Hammond responded that the owner of the property at the time of posting was David Keiser. Attorney Corkery asked if the intent is to have one owner for both proposed townhomes. Attorney Bubba responded affirmatively. Attorney Bubba presented Tom Walsh for testimony. Mr. Walsh stated that he purchased the property with William Wall, and it is owned by 7035 LLC. Mr. Walsh stated that a town home is located at 130 S. 6th Street, a side lot is located at 132 S. 6th Street, and the property is located in the R-HO Zoning District. He stated that town homes are permitted in the R-HO Zoning District. Attorney Bubba presented Exhibit Applicant's No. 3; a picture taken on S. 6th Street showing 4 attached row homes and a lot to the left of 130 S. 6th Street facing Minor Street. Mr. Walsh stated that the width of the unit located at 130 S. 6th Street is 14'. Attorney Bubba presented Exhibit Applicant's No. 4; a picture taken on S. 6th Street showing the side yard of 130 S. 6th Street. Mr. Walsh stated that all the trees will be removed. Attorney Bubba asked Mr. Walsh if he has been inside 130 S. 6th Street. Mr. Walsh responded that he has, and the house is in a state of disrepair. Mr. Walsh stated that the house located to the right was renovated and is posted for sale. He stated that workers have begun cleaning out the house. Attorney Bubba presented Exhibit Applicant's No. 5; a picture taken on Minor Street showing the side lot and Exhibit Applicant's No. 6, a picture taken from S. 6th Street showing the side lot with a garage located to the back. Mr. Walsh stated that 7035 LLC is proposing to completely renovate the existing town home, subdivide the lot, and build another town home on the side lot. Attorney Bubba presented Exhibit Applicant's No. 1, a drawing showing a garage located at 615 Minor Street. Mr. Walsh stated that 7035 LLC also purchased 615 Minor Street. He stated that it appears that the garage belongs to the other property. He stated that the width of 130 S. 6th Street and 132 S. 6th Street all the way to Minor Street is 52'. The tax records indicate a width of 40', but there is a 12' right of way for the widening of Minor Street. Attorney Bubba presented Exhibit Applicant's No. 6, showing the side lot at 132 S. 6th Street encroaching the right of way. Mr. Walsh stated that many houses on Minor Street are encroaching the 12' right of way. Mr. Walsh stated that the other lots in the existing row of townhomes are 1,400 s.f. Mr. Walsh explained that they intend to use the garage as required parking for one of the town homes. Attorney Bubba presented Exhibit Applicant's No. 2, showing the proposed lot subdivision and new lot lines. Zoning Hearing Board member Iobst referenced Z.O. Chapter 27, 803.2.C. Corner Lots. Zoning Officer Hammond read 803.2.C. The applicant stated that they are selecting to not have two front yards, but rather to have standard front, side, and rear yard requirements instead of the corner lot provisions. Attorney Bubba asked Mr. Walsh to explain the hardship. Mr. Walsh responded that looking at the tax record, it shows an address range of two addresses, and he believes this may be a double lot. He stated that there is so much that needs to be done to the property and it will be much easier to complete the work if the property is subdivided. Chairman Steinmayr asked if the lots will be rented or sold. Mr. Walsh responded that the intent is to rent the properties. Chairman Steinmayr asked if they will comply with the parking requirements of the Zoning Ordinance. Mr. Walsh responded that they would comply with the requirements. Zoning Hearing Board member Iobst suggested making the garage lot part of Lot A and keep Lot B at 2,600 s.f. Attorney Bubba clarified that the applicant would comply with the condition to lot consolidate 615 Minor Street with Lot A and keep Lot B as 2,600 s.f.

The Zoning Hearing Board voted 3-0 to grant a 4 ft. lot width variance for Lot A and a 400 s.f area variance for Lot B under the condition that 615 Minor Street gets consolidated with Lot A.

Steinmayr	yes	Iobst	yes	Schmidt	yes
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