

NOTICE OF PUBLIC HEARING

Please take notice that the Zoning Hearing Board of Union Township, Berks County, PA will hold a public hearing on Thursday, October 24, 2024, at 6:00 p.m. at the Township Municipal Building, 1445 E Main St, Douglassville, PA 19518, to consider the Application of Reyna Holdings LLC, requesting variances from Sections 200-37 (Area, yard and height regulations) and 200-138.A (Nonconforming use of structures or buildings or of buildings and land in combination; Enlargement) of the Township Zoning Ordinance, as amended, in order to construct an addition at the property located at 15 Crusher Rd, Douglassville, PA 19518 to expand an existing automotive repair business. The property is located in the SR – Suburban Residential Zoning District. The addition would encroach into the property’s setback requirements (for properties with on-lot sewage and water facilities: front yard: 50’ required, 11.5’ requested; side yard: 25’ required, 20’ requested; rear yard: 30’ required, 8’ requested). The addition would also exceed the property’s building coverage requirements (20% maximum required; 25.7% proposed). The property’s automotive repair business is alleged to be an existing non-conforming use. Under Section 200-138.A, an existing structure devoted to a non-conforming use may only be enlarged up to 10% of its floor and/or use area.

Interested parties may appear and be heard at the hearing, if they so desire. A decision in the case may be rendered at the conclusion of the hearing.

ZONING HEARING BOARD OF
UNION TOWNSHIP

Alexander J. Elliker, Esq.