

NOTICE

You are hereby notified that the Zoning Hearing Board of the Borough of Hamburg, Berks County, Pennsylvania, will conduct a public hearing on Tuesday, January 9, 2024, at 6:00 p.m., in the Hamburg Municipal Center at 61 N. 3rd Street, Hamburg, Berks County, Pennsylvania, to conduct a hearing on the application of Berks County Nonprofit Development Corporation (the “Applicant”) relative to two (2) properties located at 257 and 259 S. 4th Street, Hamburg, Berks County, Pennsylvania, having Berks County Parcel Identification Nos. 46449405186463 and 46449405186369 and recorded in deeds recorded in the office in and for the Berks County Recorder of Deeds at Instrument Nos. 2023018341 and 2023006973 (the “Property”), requesting a grant of a variance from various sections of the Borough of Hamburg Zoning Ordinance.

The specific variances being requested by the Applicant in connection with 257 S. 4th Street are as follows:

1. A variance from Section 27-403.F(1) to permit a lot with of 38.54 feet where the Zoning Ordinance requires a lot width of 75 feet.
2. A variance from Section 27-403.F(1) to permit a lot area of 6506 sq. ft. where the Zoning Ordinance requires a lot area of 10,000 sq. ft.
3. A variance from Section 27-403.H(2) for an accessory structure to have a side yard setback of .15 feet where the Zoning Ordinance requires a side yard setback of 3 feet.
4. A variance from Section 27-403.H(1) for a primary structure to have a side yard setback of 0 feet where the Zoning Ordinance requires a side yard setback of 3 feet. This is required as the proposed construction is a semidetached residence (duplex sharing a party wall).

The specific variances being requested by the Applicant in connection with 259 S. 4th Street are as follows:

1. A variance from Section 27-403.F(1) to permit a lot with of 38.54 feet where the Zoning Ordinance requires a lot width of 75 feet.
2. A variance from Section 27-403.F(1) to permit a lot area of 6506 sq. ft. where the Zoning Ordinance requires a lot area of 10,000 sq. ft.
3. A variance from Section 27-403.H(1) for a primary structure to have a side yard setback of 0 feet where the Zoning Ordinance requires a side yard setback of 3 feet. This is required as the proposed construction is a semidetached residence (duplex sharing a party wall).

Following the hearing, the Zoning Hearing Board will either announce its decision or announce the date when the decision will be rendered with respect to the application. All parties interested in attending the hearing should do so.

HAMBURG ZONING HEARING BOARD
Keith Mooney, Esquire, Solicitor