# PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Ruscombmanor Township, Berks County, Pennsylvania will hold a public hearing at 2:00 p.m. on December 3, 2026 at the Township Municipal Building, 204 Oak Lane, Fleetwood, PA to consider an application for zoning relief received from Zachary S. Errington ("Applicant"), equitable owner of 3760 Pricetown Road, Fleetwood, PA 19522, identified as Property I.D. 76543004848162, containing 5.3 acres, more or less, located in the R-1 Residential District ("Property"). The Applicant plans to subdivide the Property into two parcels, including one residue parcel containing all existing structures on the Property, and composed of 2.6 acres, more or less, located north of Pricetown Road ("Residue Lot") and one parcel containing 2.7 acres, more or less, located south of Pricetown Road and are requesting relief from the Ruscombmanor Township Zoning Ordinance, as amended, Section 1309 entitled, "Accessory Buildings and Structures", as follows: (a) a 909 SF variance to permit a 2,109 SF accessory building on the Residue Lot, where a maximum square footage for an accessory building on a lot less than 3 acres is 1,200 SF; and (b) a 857 SF variance to permit the total square foot acres for accessory buildings on the Residue Lot of 2,657 SF, where a maximum square footage for total accessory buildings is 1,800 SF.

The Ruscombmanor Township Zoning Ordinance and Zachary S. Errington's Application and attachments thereto may be examined at the Township Municipal Building during normal business hours. Any interested person may attend the hearing and be heard. If you require special accommodations in order to attend the public hearing, please call the Township of Ruscombmanor at (610) 944-7242. The Township will make every reasonable attempt to accommodate you.

Daniel P. Becker, Esquire
Solicitor, Zoning Hearing Board
of Ruscombmanor Township