

**UPPER MACUNGIE TOWNSHIP**

8330 SCHANTZ ROAD  
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## **AGENDA**

**The Upper Macungie Township Zoning Hearing Board will hold public hearings on Wednesday April 23, 2025, at 6:30 P.M., at the Upper Macungie Township Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031 to hear the following applications:**

**#4 25 05** The application of Houck Homes, Inc for an appeal of the Zoning Officer's decision letter dated 02/20/2025 denying an application for a replacement home or in the alternative, a variance from Section 27-402.PP.(6) of the Upper Macungie Township Zoning Ordinance to permit a replacement home with a setback of 19' from Fernwood Lane where the Ordinance requires the minimum separation between homes and the edge of an interior street cartway or parking court cartway in a mobile/manufactured home park shall be 25 feet; and Section 27-806.3.A.(1) of the Upper Macungie Township Zoning Ordinance to permit a replacement home with a setback of 12 feet from Gum Lane where the existing non-conforming setback is 15 feet. Section 27-806.3.A.(1) states the Zoning Officer shall permit a nonconforming structure to be reconstructed or expanded, provided: (a) That such action will not increase the severity or amount of the nonconformity (such as the area of the building extending into the required setback) or create any new nonconformity; and (b) That any expanded area will comply with the applicable setbacks in that district and other requirements of this Chapter. The subject property is located in the Terry Hill MHP and bears the address of 10104 Fernwood Lane Breinigsville, PA, 18031.

The property is located in the RU1.5 Rural 1.5 Zoning District.  
The Parcel Identification Number is 54486174418

**#4 25 06** The application of American Craft Brewery, LLC. for a variance from Section 27-307.(2)(C)(g) of the Upper Macungie Township Zoning Ordinance in order to permit a 130-foot building where the Ordinance allows a maximum building height of 75 feet, on the subject property located at 7880 Penn Drive Breinigsville, PA 18031.

The property is located in the LI Light Industrial Zoning District.  
The Parcel Identification Number is 545579588534