

December 15, 2025

MEMO To: Zoning Hearing Board
FROM: Jeffrey S. Hogg, Residential Zoning Officer
TOPIC: Iris Club Apartments – 1110 Fairview Ave

APPLICATION:

The Iris Club Apartments, owners of a property located at 1110 Fairview Ave. are requesting a Variance from Sections 422, "Uses Permitted by Right" in the R-2 Suburban Residential zoning district and 609.2, "Off-street Parking" from the Borough of Wyomissing Zoning Ordinance.

COMMENTS:

1. The property is located in the R-2 Suburban Residential District. The property measures approximately 21,780 s.f. and is conforming for the minimum lot size of 12,000 s.f. for non-residential uses in R-2.
2. The property has a frontage along Fairview Ave and Terrace Ave, and is bordered on both sides by single-family dwellings.
3. The existing dwelling is located approximately 34' from the left-side property line and 13' from the right-side property line and is therefore considered non-conforming for the minimum side yard setback of 15' required by Section 424 of the Zoning Ordinance.
4. Per Section 422 of the Zoning Ordinance, apartment buildings are not a use permitted by right, condition nor special exception in R-2.
5. A Variance was granted in 2012 for the use of a 6-unit apartment building. All necessary building permits, zoning permits and certificates of occupancy were obtained at the time of construction.
6. On April 28th, 2025, a Kraft Municipal Group rental inspector observed a 7th unit was constructed at the property. Previous rental inspection records indicate that no 7th was inspected in previous inspection years.
7. Due to the expansion of the use, additional zoning relief, in the form of a Variance from Section 422, is required.
8. Per Section 609.20, a minimum of 2 parking spaces per dwelling unit is required for residential uses. Therefore, for a 7-unit apartment, a minimum of 14 off-street parking spaces would be required.
9. Section 609.02 required each parking space have minimum dimensions of 9' x 18' feet.
10. To meet the minimum number of parking spaces, the Applicant is requesting a Variance to reduce the dimension of each parking space to 7.6' x 18'. The applicant clarified that the 7.6' dimension represented in the application is 7' 7.2".

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, January 7, 2026, at 2:00 PM, at Wyomissing Borough Hall. Applicants and their representatives, if applicable, must participate in the hearing to present testimony and evidence.

Cc: Daniel Becker, Zoning Hearing Board Solicitor
Michele Bare, Borough Manager/Zoning Hearing Board Secretary
Christopher Hartman, Borough Solicitor
Heidi Masano, Borough Solicitor
Borough Council and the Mayor

DRAFT



BOROUGH OF WYOMISSING

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NOTICE OF APPLICATION FOR A VARIANCE FROM THE BOROUGH OF WYOMISSING ZONING ORDINANCE

NOTICE is hereby given that an application for a variance from the terms of the Borough of Wyomissing Zoning Ordinance has been presented by:

Mr. Keith Mooney, Esq., on behalf of his client, Iris Club Apartments, LLC, owner of property located at 1110 Fairview Avenue and identified as Tax Parcel ID No. 96-4396-08-89-6089, is requesting a variance from Section 422, "Uses Permitted by Right", to allow a seventh apartment unit to be occupied at the property; and a variance from Section 609.2, "Off-Street Parking", to allow fourteen off-street parking spaces to be provided at the property measuring 7' 7.2" x 18', instead of the required 9' x 18';

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Wednesday, January 7, 2026, at 3:00PM to determine whether or not the applicant's request will be granted. The applicants, all other parties in interest, and all citizens with standing who appear will have an opportunity to be heard. If you require special accommodations in order to attend Borough meetings, please call the Borough Hall at (610) 376-7481. The Borough will make every reasonable effort to accommodate you.

ZONING HEARING BOARD

Michele E. Bare, Zoning Officer
Mr. Daniel Becker, Esq., Solicitor