

**AGENDA**  
**ZONING HEARING BOARD**  
**Wednesday, January 18, 2023 – 2:00 p.m.**

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested variance from Section 602, "Residential Accessory Buildings, Structures and Uses" for 919 N. 9<sup>th</sup> Street.
4. Swearing in of any parties to be examined or cross examined
5. Examinations and cross examinations by legal counsel, and questions by the Zoning Hearing Board
6. Public Comment - All public comments shall be related to the subject matter jurisdiction of the Zoning Hearing Board and shall be limited to matters of the Zoning Hearing being conducted.
7. Review of the Zoning Hearing administrative steps
8. Executive Session
9. A motion is needed to table, approve, or deny granting the variance from Section 602, "Residential Accessory Buildings, Structures and Uses" for 919 N. 9<sup>th</sup> Street.



# BOROUGH OF WYOMISSING

Borough Hall – 22 Reading Boulevard

Wyomissing, PA 19610-2083

Telephone (610) 376-7481 Fax (610) 376-8470

## 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 Borough of Wyomissing Zoning Ordinance has been presented by:

Mr. Matthew C. Williams, owner of property located at 919 North Ninth Street, has submitted an application requesting a variance from Section 602.1.A, “Residential Accessory Buildings, Structures and Uses”, to allow a detached garage to be constructed on the property with a side yard setback of five feet;

and a Public Hearing thereon will be held at Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Wednesday, January 18, 2023, at 2:00PM 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 at the time of the hearing at Borough Hall. 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 Hearing Board Secretary

Daniel P. Becker, Solicitor



December 19, 2022

**MEMO To:** Zoning Hearing Board  
**FROM:** Joseph F. Neidert, Jr., Residential Zoning Officer  
**TOPIC:** Williams Residence – 919 N. 9<sup>th</sup> Street

**APPLICATION:**

Matthew Williams, owner of the property located at 919 N 9<sup>th</sup> Street, is requesting a variance from Section 602, "Residential Accessory Buildings, Structures and Uses" from the Borough of Wyomissing Zoning Ordinance.

**ZONING ISSUES:**

1. The property is located in the R-1 Low Density Residential District. The property measures approximately 5663 SqFt and is non-conforming for the minimum lot size of 12,000 SqFt.
2. The property has a frontage along N. 9<sup>th</sup> Street and is bordered by residential parcels on both sides and an alley along the rear of the property.
3. The applicant proposes to remove an existing shed and construct a new 336 SqFt detached garage (accessory structure) in the backyard of the parcel.
4. Accessory structures larger than 100 SqFt or greater than 10 Ft in height are permitted to be located closer to the side lot line than the side yard requirement of the zoning district, provided that the accessory building is not located closer to the side lot line than the principal building or five feet, whichever is greater.
5. The applicant is seeking relief from Section 602.1.A of the Zoning Ordinance to allow the proposed garage to be located 5 Ft off of the side lot line instead of the minimum 13.3 Ft required based on the location of the existing principal building.

**HEARING:**

A hearing on the applicant's request is scheduled for Wednesday, January 18, 2023, 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  
Borough Council and the Mayor