

AGENDA
ZONING HEARING BOARD
Tuesday, March 7, 2023 – 3:30 p.m.

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested variance from Section 512, "Uses Permitted by Right", to allow a dog daycare business to operate at the property for 220 N. Park Road.
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 512, "Uses Permitted by Right", to allow a dog daycare business to operate at the property for 220 N. Park Road.



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

TELEPHONE (610) 376-7481 FAX (610) 376-8470

www.wyomissingpa.org



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:

Ms. Kelsey Frankowski, Esq., on behalf of her client, Diggity Dawg Daycare Resort and Spa, LLC, tenants of property located at 220 North Park Road, owned by North Park Road Associates, LLC, is requesting a variance from Section 512, “Uses Permitted by Right”, to allow a dog daycare business to operate at the property;

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Tuesday, March 7, 2023, at 3:30PM 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



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January 31, 2023

MEMO To: Zoning Hearing Board
FROM: Michele Bare, Borough Manager and Commercial Zoning Officer
TOPIC: 220 North Park Road – Diggity Dawg Daycare Resort and Spa, LLC

APPLICATION:

Ms. Kelsey Frankowski, Esq., on behalf of her client, Diggity Dawg Daycare Resort and Spa, LLC, tenant of property located at 220 North Park Road, owned by North Park Road Associates, L.P., is requesting a variance from Section 512, "Uses Permitted by Right", to allow a dog daycare business to operate at the property.

ZONING ISSUES:

1. The property is located in the C-2, Retail Commercial District. The Borough re-zoned the property in 2021 from a portion being in the C-2 district and a portion being in the I-2, Light Industrial District, to the entire property being zoned as C-2.
2. The property is currently developed with ten buildings housing a mix of commercial, retail/service and warehouse uses.
3. The applicant is proposing to operate a dog daycare resort and spa at Building 4, which measures approximately 13,000 square feet. The applicant would also use an adjacent exterior portion of the property measuring approximately 310 square feet. The location of Building 4 on the property is an area that was previously zoned I-2.
4. The proposed use is not one permitted by right in the C-2 district, or any other zoning district. To allow for uses not specifically provided for in the zoning ordinance, Section 557 of the zoning ordinance states that all uses not otherwise specifically provided for by right, special exception or conditional use in any other zoning district shall be considered conditional uses in the I-2 district and subject to the conditional use approval process.
5. The applicant is requesting a variance from Section 512, "Uses Permitted by Right" to allow a dog daycare business to operate at the property.
6. There are 444 parking spaces available at the property. The required number of off-street parking spaces required by the zoning ordinance for all existing uses and the proposed use is 410.

HEARING:

A hearing on the applicant's request is scheduled for Tuesday, March 7, 2023, at 3:30 PM, at the Wyomissing Borough Hall. Applicants and their representatives, if applicable, must be at the hearing to present testimony and evidence.

cc: Daniel Becker, Esq., Zoning Hearing Board Solicitor
Christopher Hartman, Borough Solicitor
Borough Council
Mayor