

AGENDA
ZONING HEARING BOARD
Wednesday, April 12, 2023 – 3:30 p.m.

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested variance from Section 606.C.3, "Signs" to allow a wall mounted and blade sign to be installed on the building façade for each tenant of the properties at 901 and 945 Hill Avenue.
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 606.C.3, "Signs" to allow a wall mounted and blade sign to be installed on the building façade for each tenant of the properties at 901 and 945 Hill Avenue.



BOROUGH OF WYOMISSING

Borough Hall – 22 Reading Boulevard

Wyomissing, PA 19610-2083

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

MEMO To: Zoning Hearing Board

March 30, 2023

FROM: Michele Bare, Zoning Officer

TOPIC: 945 and 901 Hill Avenue – Wyomissing Square Commercial, LLC

APPLICATION:

Mr. Michael J. Gombar, Esq., on behalf of his client, Wyomissing Square Commercial, LLC, owner of property located at 945 Hill Avenue identified as Tax Parcel ID# 96-4397-20-90-3580 and 901 Hill Avenue identified as Tax Parcel ID# 96-4397-20-90-2664, is requesting a variance from Section 606.C.3, "Signs" to allow a wall mounted and blade sign to be installed on the building façade for each tenant of the property.

ZONING ISSUES:

1. 945 and 901 Hill Avenue are two of the condominium units that make up Wyomissing Square. Both units are owned by Wyomissing Square Commercial, LLC.
2. The underlying zoning district of the property is C-2, Retail Commercial District. The property is also located in and was developed under the regulations of the Commercial and Industrial Re-Development Overlay District.
3. The property is the ground level of a commercial building structure that faces the north side of Hill Avenue. The applicant has undergone substantial renovations to create twelve to fifteen separate tenant spaces.
4. The applicant will allow each tenant to have a wall mounted sign facing Hill Avenue providing the tenants name or use. The individual tenant signs are permitted by right.
5. The applicant is also proposing each tenant be allowed to install a smaller blade sign, or wall mounted projecting sign that is attached to the building and projects outwards at a 90 degree angle perpendicular to the flow of foot and vehicular traffic. This angle makes the sign more visible than forward facing signs for pedestrians. The applicant/owner will control by lease the design approval for all signs to ensure they are uniform and consistent.
6. Section 606.C.3, "Sign" of the Zoning Ordinance allows no more than one sign to face a street. A variance is required to allow both the wall mounted and blade sign per tenant space.

HEARING:

A hearing on the applicants' request is scheduled for Wednesday, April 12, 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 P. Becker, Zoning Hearing Board Solicitor
Christopher J. Hartman, Borough Solicitor
Borough Council and the Mayor



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:

Mr. Michael J. Gombar, Esq., on behalf of his client, Wyomissing Square Commercial, LLC owner of property located at 945 Hill Avenue identified as Tax Parcel ID# 96-4397-20-90-3580 and 901 Hill Avenue identified as Tax Parcel ID# 96-4397-20-90-2664, is requesting a variance from Section 606.C.3, "Signs", to allow a wall mounted and blade sign to be installed on the building façade for each tenant of the property;

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Wednesday, April 12, 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