

AGENDA
ZONING HEARING BOARD
Tuesday, May 9, 2023 – 1:00 p.m.

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested variance from Sections 404, "Area, Yard and Height Regulations" and 704.3, "Nonconforming Building or Structures" from the Borough of Wyomissing Zoning Ordinance for 233 Sturbridge Drive.
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 Sections 404, "Area, Yard and Height Regulations" and 704.3, "Nonconforming Building or Structures" from the Borough of Wyomissing Zoning Ordinance for 233 Sturbridge Drive.



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

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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. Christiaan Filoon and Meghan Flanagan, owners of property located at 233 Sturbridge Drive, are requesting a variance from Section 404, “Area, Yard and Height Requirements”, to allow the construction of a 320 s.f. covered deck that will encroach into the rear yard setback;

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Tuesday, May 9, 2023, at 1:00PM 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

April 18, 2023

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Filoon Residence – 233 Sturbridge Drive

APPLICATION:

Christian Filoon, owner of the property located at 233 Sturbridge Drive, is requesting a variance from Sections 404, "Area, Yard and Height Regulations" and 704.3, "Nonconforming Building or Structures" 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 15,682 s.f. and is conforming for the minimum lot size of 12,000 s.f.
2. The property has a frontage along Sturbridge Drive and is bordered by residential parcels on both its side and rear property lines.
3. The existing dwelling is located approximately 26.3 Ft from the front property line along Sturbridge Drive and is therefore considered non-conforming for the minimum front yard setback of 30 Ft required by Section 404 of the Zoning Ordinance.
4. As an existing non-conforming building, Section 704.3 of the Zoning Ordinance only allows additions to be constructed where all portions of the addition are located within all applicable setbacks.
5. The applicant proposes to construct a new 320 s.f. covered deck off the rear of the existing dwelling. The resulting deck addition is to extend to approximately 22.3 Ft. from the rear property line. The minimum rear yard setback required by Section 404 of the Zoning Ordinance is 33.3 Ft (based on 25% of the lot depth).
6. The applicant is seeking relief from Sections 404 and 704.3 of the Zoning Ordinance to allow the proposed covered deck addition to extend 10 Ft into the required minimum rear yard setback of 33.3 Ft.

HEARING:

A hearing on the applicant's request is scheduled for Tuesday, May 9, 2023, at 1:00 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