

AGENDA
ZONING HEARING BOARD
Tuesday, May 9, 2023 – 2:00 p.m.

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested special exception approval under Section 523.D, to allow a state licensed daycare to operate at 438 Oley 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 special exception approval under Section 523.D, to allow a state licensed daycare to operate at 438 Oley Street.



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 SPECIAL EXCEPTION APPROVAL FROM THE BOROUGH OF WYOMISSING ZONING ORDINANCE

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

Mr. Keith Mooney, Esq., on behalf of his client, Reina Disla, equitable owner of property located at 438 Oley Street, currently owned by Christian and Kim Bisconti, is requesting special exception approval under Section 523.D, to allow a state licensed daycare 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, May 9, 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. 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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April 19, 2023

MEMO To: Zoning Hearing Board
FROM: Michele Bare, Borough Manager and Commercial Zoning Officer
TOPIC: 438 Oley Street – Reina Disla

APPLICATION:

Mr. Keith Mooney, Esq., on behalf of his client, Reina Disla, equitable owner of property located at 438 Oley Street, currently owned by Christian and Kim Bisconti, is requesting special exception approval under Section 523.D, to allow a state licensed daycare to operate at the property.

ZONING ISSUES:

1. The property is located in the C-3, Special Commercial Zoning District. It is currently developed with a two-story building from which a veterinary practice operated from.
2. The applicant has executed an Agreement of Sale with the owner, to purchase the property with the intention of operating a state licensed daycare facility.
3. The applicant is requesting special exception approval to allow the operation of a state licensed daycare facility. The applicant will provide testimony at the hearing as to the hours of operation, number of employees and number of children the business will serve.
4. There are eighteen off-street parking spaces available at the property. The off-street parking requirement for a daycare facility is based off the number of employees and number of children served by the facility. At this time there appears to be adequate off-street parking at the property to allow the use without parking relief being required.

HEARING:

A hearing on the applicant's request is scheduled for Tuesday, May 9, 2023, at 2:00 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