

AGENDA
ZONING HEARING BOARD
Tuesday, May 9, 2023 – 2:30 p.m.

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested special exception approval under Section 606.A.19. “Signs”, to allow a digital message board that can change electronically; a variance from Section 606.A.6, “Signs” to allow a freestanding sign at a height of nine feet; and a variance from Section 606.B(2)(b), to allow a freestanding sign measuring twenty-seven and a half square feet in area for 1064 Penn 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 special exception under Section 606.A.19. “Signs”, to allow a digital message board that can change electronically; a variance from Section 606.A.6, “Signs” to allow a freestanding sign at a height of nine feet; and a variance from Section 606.B(2)(b), to allow a freestanding sign measuring twenty-seven and a half square feet in area for 1064 Penn Avenue.



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. Darien Haynes of L&H Signs Co., on behalf of his client, Bausman Memorial United Church, owner of property located at 1064 Penn Avenue and identified as Tax Parcel ID No. 96-4396-08-89-6653, is requesting special exception approval under Section 606.A.19, "Signs" to allow a sign with a digital message board that can change electronically; a variance from Section 606.A.6 "Signs, to allow a freestanding sign at a height of 9 feet; and a variance from Section 606.B(2)(b), to allow a freestanding sign measuring 27.5 s.f. in area;

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Tuesday, May 9, 2023, at 2:30PM 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



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

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

www.wyomissingpa.org



April 20, 2023

MEMO To: Zoning Hearing Board
FROM: Michele Bare, Borough Manager and Commercial Zoning Officer
TOPIC: 1064 Penn Avenue – Bausman Memorial United Church

APPLICATION:

Mr. Darien Haynes of L&H Sign Co., on behalf of his client, Bausman Memorial United Church, owner of property located at 1064 Penn Avenue and identified as Tax Parcel ID No. 96-4396-08-89-6653, is requesting special exception approval under Section 606.A.19, "Signs", to allow a digital message board that can change electronically; a variance from Section 606.A.6, "Signs" to allow a freestanding sign at a height of nine feet; and a variance from Section 606.B(2)(b), to allow a freestanding sign measuring twenty-seven and a half square feet in area.

ZONING ISSUES:

1. The property is located in the R-2, Suburban Residential Zoning District. It is currently developed with a church and small off-street parking area. There is an existing freestanding sign facing Penn Avenue. The sign has a message board within a glass cabinet with letters that can be manually changed out. Specific size and height measurements for the existing sign have not been provided by the applicant. The existing sign is grandfathered non-conforming.
2. The church is proposing to install a new sign that will contain a digital message board that will measure 35" high by 75" long, or 18.22 s.f. The digital message board will be part of a larger sign cabinet that will measure in total 27.5 s.f. and measure 9' in height at the tallest point.
3. Section 606.A.19, "Signs", states that "Any sign that has a message that can change, whether manually, mechanically or electronically, must obtain special exception approval from the Zoning Hearing Board. The existing sign changes manually while the proposed sign will change electronically, meaning the right to replace the grandfathered, non-conforming sign does not carry over to the new sign. The applicant is requesting special exception approval under this section.
4. While exact measurements for the existing sign have not been provided, the applicant has indicated it is smaller and shorter than the proposed sign. The proposed sign will measure 9' at the tallest point. Section 606.A.6, "Signs", states "The distances from the ground to the highest part of any freestanding sign shall not exceed 6' in R-1, R-1A, R-2, R-2A, R-3, R3A, R-4, T-C and C-1. The applicant is requesting a variance from this section.
5. The overall square footage of the proposed sign will measure 27.5 s.f. Section 606.B(2)(b) states "No side of any sign, excluding signs consisting of open lettering attached to a building, shall exceed 25 s.f. in area." The applicant is requesting a variance from this section.



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

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

www.wyomissingpa.org



HEARING:

A hearing on the applicant's request is scheduled for Tuesday, May 9, 2023, at 2:30 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

