

**AGENDA**  
**ZONING HEARING BOARD**  
**Wednesday, November 8, 2023 – 3:00 p.m.**

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested variance from Section 609.16, "Parking areas and access drives for nonresidential uses [to] be located a minimum of 10 feet from a street right-of-way line or lot line, unless otherwise specified in this Chapter, and [for] the area between the parking area or access drive and the lot line or street right-of-way line [to] be landscaped", from the Borough of Wyomissing Zoning Ordinance for 15 Innovation Way.
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 609.16, "Parking areas and access drives for nonresidential uses [to] be located a minimum of 10 feet from a street right-of-way line or lot line, unless otherwise specified in this Chapter, and [for] the area between the parking area or access drive and the lot line or street right-of-way line [to] be landscaped", from the Borough of Wyomissing Zoning Ordinance for 15 Innovation Way.



# BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.  
WYOMISSING, PA 19610-2083  
TELEPHONE (610) 376-7481 FAX (610) 376-8470  
www.wyomissingpa.org



October 20, 2023

**MEMO To:** Zoning Hearing Board  
**FROM:** Anderson Deutschman, Commercial Zoning Officer  
**TOPIC:** 15 Innovation Way – Boiler House Island

## APPLICATION:

Boiler House Island, LLC, owner of property located at 15 Innovation Way and identified as Tax Parcel ID No. 9653-0717-0253-16, where the 54-unit apartment building and associated improvements are proposed to be located, is requesting a variance Section 609.16 to allow parking areas to be located within 10 feet of a right-of-way line or lot line without a 10ft landscape area.

## ZONING ISSUES:

1. The property is located in the C-2, Retail Commercial District and the C-3, Special Commercial District, and is in the RD-2, Redevelopment Area Mixed Use Incentive (RAMUI) Overlay District. The site is currently undeveloped.
2. The applicant is proposing to construct a 54-unit apartment building with 56 surface parking spaces and 11 covered parking spaces, as well as associated stormwater and site improvements.
3. Section 609.16 requires, "Parking areas and access drives for nonresidential uses [to] be located a minimum of 10 feet from a street right-of-way line or lot line, unless otherwise specified in this Chapter, and [for] the area between the parking area or access drive and the lot line or street right-of-way line [to] be landscaped." The applicant proposes parking up to 0 feet from the lot line, where the property adjoins an existing parking lot. The applicant is requesting a variance from this section.

## HEARING:

A hearing on the applicant's request is scheduled for Wednesday, November 8, 2023, at 3:00 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



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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:

Ms. Kelsey Frankowski, on behalf of her client, Boiler House Island, LLC, owner of property located at 15 Innovation Way and identified as Tax Parcel ID No. 96-4397-17-21-3735, has submitted an application requesting a variance be granted from Section 609.16, to allow off-street parking areas to be located within 10 feet of the right-of-way or lot line and to not be required to provide landscaping between the parking area and the lot line;

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Wednesday, November 8, 2023, at 3:00PM 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 Hearing Board Secretary

Mr. Daniel Becker, Esq., Solicitor