

AGENDA
ZONING HEARING BOARD
Wednesday, November 8, 2023 – 4:00 p.m.

1. Call to order
2. Review of the Zoning Hearing procedural steps
3. Discuss the requested variance from Section 606.8(4) regulating signs for non-conforming uses and Section 606.B(4)(a) "No side of any sign shall exceed 25 square feet in area", of the Borough of Wyomissing Zoning Ordinance for 2232 State Hill Road.
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 606.8(4) regulating signs for non-conforming uses and Section 606.B(4)(a) "No side of any sign shall exceed 25 square feet in area", of the Borough of Wyomissing Zoning Ordinance for 2232 State Hill Road.



BOROUGH OF WYOMISSING

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



October 17, 2023

MEMO To: Zoning Hearing Board
FROM: Anderson Deutschman, Commercial Zoning Officer
TOPIC: 2232 State Hill Road – Luxe Carwash Sign

APPLICATION:

2232 State Hill Realty, LLC, owner of property located at 2232 State Hill Road and identified as Tax Parcel ID No. 96-4397-17-21-3735, where there is an existing carwash is requesting a variance of Section 606.B(4)(a) to allow signs to exceed 25 square feet each, and a variance of Section 606.B(4)(a) to allow more than one sign to face the street.

ZONING ISSUES:

1. The property is located in the C-1, Neighborhood Commercial District. The carwash use is an existing nonconforming use in this District.
2. Prior to the commencement of the approved building renovations, the site contained a carwash building with a single wall mounted sign (dimensions unknown). Also on the lot is a freestanding sign perpendicular to State Hill Road, which has a message board where letters can be changed manually (dimensions unknown).
3. The applicant is proposing to renovate the existing carwash building and add three wall mounted signs, as well as replace the faces of the existing freestanding sign.
4. Section 606.B(4) regulates signs for non-conforming uses. Section 606.B(4)(a) states that, "No side of any sign shall exceed 25 square feet in area." The applicant proposes three wall mounted signs, which include two 78.87sf signs with the Luxe logo and one 152.34sf sign reading, "Carwash." The applicant is requesting a variance from this section.
5. Section 606.B(4)(b) states that, "No more than one sign shall face any one street." The applicant proposes three wall mounted signs that will face State Hill Road. 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 4:00 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, 2232 State Hill Realty, LLC, owner of property located at 2232 State Hill Road, has submitted an application requesting a variance be granted from Section 606.B.4.a, to allow one sign measuring 78.87 s.f. in size, and a second sign measuring 152.34 s.f. in size, instead of the maximum permitted size of 25 s.f.; and a variance from Section 606.B.4.b, to allow more than one sign to face State Hill Road;

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Wednesday, November 8, 2023, at 4:00PM 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