



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

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November 21, 2022

MEMO To: Zoning Hearing Board
FROM: Michele Bare, Borough Manager and Commercial Zoning Officer
TOPIC: 1209-1211 Penn Avenue

APPLICATION:

Ms. Kelsey Frankowski, Esq., on behalf of her client, BT Project, Inc., owner of property located at 1209 Penn Avenue and 1211 Penn Avenue, is requesting a variance from Section 502, "Uses Permitted by Right", to allow a two-family use at each property within a semi-detached building that spans both lots.

ZONING ISSUES:

1. The properties are adjacent to one another and located in the C-1, Neighborhood Commercial District.
2. Each property consists of a 0.07 acre lot on which is erected a two and a half story semi-detached brick dwelling that is used as a single-family residence.
3. The applicant is proposing to convert the single-family semi-detached dwelling unit at 1209 and 1211 Penn Avenue into a two-family semi-detached dwelling unit with one apartment on the first floor of each building and a second apartment on the second floor of each building, for a total of four apartments. The basement level of both buildings will be used for private resident storage.
4. A two-family semi-detached dwelling is not permitted by right in the C-1 district. A single-family semi-detached dwelling and two-family detached dwelling are permitted by right.
5. A variance is required from Section 502, "Uses Permitted by Right", to allow the existing single-family semi-detached dwelling units at both properties to be converted into two-family semi-detached dwelling units.

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, December 7, 2022, 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