



June 28, 2022

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Herr Residence – 1326 Reading Blvd.

APPLICATION:

Michael and Katherine Herr, owners of a property located at 1326 Reading Blvd. are requesting a variance from Section 404, "Area, Yard and Height Regulations", from the Borough of Wyomissing Zoning Ordinance.

ZONING ISSUES:

1. The property is located in the R-1 Low Density Residential District. The property measures approximately 12632 s.f. and is conforming for the minimum lot size of 12,000 s.f.
2. The property has a frontage along Reading Boulevard and is bordered by an unnamed alley in the rear and residential parcels on both sides.
3. The required rear yard setback in the R-1 zoning district is 40Ft. or 25% of the lot depth, whichever is less. The lot depth is 150', which would require a minimum rear yard setback of 37.5Ft.
4. The applicants are proposing to construct a new three-car garage addition, which will extend off the existing structure to within 18Ft-1in of the rear property line.
5. The applicants seek relief from Section 404 of the Zoning Ordinance to allow the addition to extend 19Ft-5in. into the required 37.5Ft rear yard setback.

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, July 20, 2022, at 3:00 PM, at Wyomissing Borough Hall. Applicants and their representatives, if applicable, must participate in the hearing to present testimony and evidence.

Cc: Daniel Becker, Zoning Hearing Board Solicitor
Michele Bare, Borough Manager/Zoning Hearing Board Secretary
Christopher Hartman, Borough Solicitor
Borough Council and the Mayor