



December 18, 2020

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Combs Residence – 1222 Delaware Avenue

APPLICATION:

Mr. George and Sarah Combs, owners of property located at 1222 Delaware Avenue are requesting a variance from Section 424, "Area, Yard and Height Regulations", and Section 602, "Residential Accessory Buildings, Structures and Uses", from the Borough of Wyomissing Zoning Ordinance.

ZONING ISSUES:

1. The property is located in the R-2 Suburban Residential District. The property measures approximately 4197 s.f. and is non-conforming for the minimum lot size of 12,000 s.f.
2. The existing building coverage for the property is 1047.35 s.f. which results in a building coverage percentage of 24.95%.
3. With the addition of the proposed 140 s.f. shed, building coverage on the lot will total 28.25%. The maximum building coverage allowed in the R-2 District is 25%.
4. The applicant intends to place the proposed 140 s.f. shed 5' from the rear lot line. The minimum rear yard setback for accessory buildings and structures in all zoning districts is 5'.
5. The minimum side yard setback for accessory buildings and structures is the side yard requirement for the applicable zoning district. The minimum side yard setback in the R-2 District is 15' on each side.
6. For lots on which the principal building existed on the effective date of the Ordinance, the side yard setback for accessory buildings and structures (larger than 100 s.f. or greater than 10' in height) may be closer to a side lot line than the side yard requirement provided that the accessory building is not located closer to the side lot line than the principal building or 5', whichever is greater.
7. The applicant is seeking relief to place the proposed 140 s.f. shed 5' from the side lot line, which is closer to the side lot line than the existing principal dwelling.

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, January 13, 2020, at 3:00 PM, via Zoom. Applicants and their representatives, if applicable, must participate in the virtual hearing to present testimony and evidence.

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