



May 19, 2022

**MEMO To:** Zoning Hearing Board  
**FROM:** Joseph F. Neidert, Jr., Residential Zoning Officer  
**TOPIC:** Hottenstein Residence – 406 Evans Avenue

**APPLICATION:**

Mr. & Mrs. John Hottenstein, owners of the property located at 406 Evans Avenue are requesting a variance from Sections 404, "Area, Yard and Height Regulations" and 602.1.A, "Residential Accessory Buildings, Structures and Uses" 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 14810.4 s.f. and is conforming for the minimum lot size of 12,000 s.f.
2. The property is a corner lot with frontages along Evans Avenue and Garfield Avenue. The property is further bordered in the rear by an unnamed alley and on the side by another residential parcel.
3. The applicant proposes to place a 15 ft x 23 ft detached pavilion on an existing concrete slab located in the rear corner of the property. The existing slab was previously utilized to support a recently demolished shed.
4. The proposed pavilion is to be located 7.34 Ft off the rear property line and 12.25 Ft of the side property line. Accessory structures are not permitted within any required side yard. The minimum required side yard setback within the R-1 zoning district is 15Ft.
5. The applicants are seeking relief from Sections 404 and 602.1.A of the Zoning Ordinance to allow the pavilion to extend 2.75 Ft into the minimum side yard setback of 15.0 Ft.

**HEARING:**

A hearing on the applicant's request is scheduled for Wednesday, June 8, 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