



May 20, 2022

**MEMO To:** Zoning Hearing Board  
**FROM:** Joseph F. Neidert, Jr., Residential Zoning Officer  
**TOPIC:** McCaffrey Residence – 1041 Terrace Avenue

**APPLICATION:**

Mr. & Mrs. Chris McCaffrey, owners of the property located at 1041 Terrace Avenue are requesting a variance from Section 424, "Area, Yard and Height Regulations" from the Borough of Wyomissing Zoning Ordinance.

**ZONING ISSUES:**

1. The property is located in the R-2 Suburban Residential District. The property measures 9147.6 s.f. and is non-conforming for the minimum lot size of 12,000 s.f.
2. The property has frontages along Terrace Avenue and Fairview Avenue and is bordered on both sides by other residential parcels.
3. The applicant proposes to build a 13 ft x 19.5 ft garage addition, attached to the right side of the existing dwelling and positioned at the end of the existing driveway off Terrace Avenue.
4. The proposed garage addition is shown to be located within 1.8 Ft of the adjacent side property line. The minimum side yard setback in the R-2 zoning district is 15 Ft.
5. The applicants are seeking relief from Section 424 of the Zoning Ordinance to allow the garage addition to extend 13.2 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 4:00 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