



January 10, 2022

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Reilly Residence – 42 Wyomissing Boulevard

APPLICATION:

Mr. & Mrs. Eugene Reilly, owners of the property located at 42 Wyomissing Boulevard 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 9000 s.f. and is non-conforming for the minimum lot size of 12,000 s.f.
2. The property is a corner lot with frontages along Wyomissing Boulevard and Lincoln 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 10 ft x 20 ft detached pavilion, between the existing dwelling and detached garage, such that its location meets all required setback and separation requirements.
4. Based on the "Existing Conditions" surveyor plan submitted with the Variance application, existing building coverage for the property is 2701 s.f. which correlates to a building coverage percentage of 30.0%. As the maximum building coverage allowed in the R-1 District is 25%, the property is currently identified as existing, non-conforming for building coverage.
5. With the addition of the proposed 200 s.f. pavilion, building coverage on the lot would increase to 2901 s.f. for a new building coverage of 32.2%.
6. The applicant is seeking relief to exceed the allowable building coverage of 25% by a total of 651 s.f. or 7.2%.

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, January 26, 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, Acting Borough Manager/Zoning Hearing Board Secretary
Christopher Hartman, Borough Solicitor
Borough Council and the Mayor