



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

TELEPHONE (610) 376-7481 FAX (610) 376-8470

www.wyomissingpa.org



MEMO To: Zoning Hearing Board
FROM: Michele Bare, Zoning Officer
TOPIC: The Works at Wyomissing, LLC

March 16, 2021

APPLICATION:

Mr. Michael Gombar, Esq., on behalf of his client, The Works at Wyomissing, LLC, tenant of property located at 1109 Bern Road and identified as Tax Parcel ID# 96-4397-20-80-4471C01, 96-4397-20-80-4471C06 and 96-4397-20-80-4471C07, owned by STORE Master Funding XIX, LLC, is requesting a variance from Section 502, "Uses Permitted by Right", Section 609, "Off-Street Parking Requirements", and a modification to previously granted variances from Section 502, "Uses Permitted by Right", and Section 609, "Off-Street Parking Requirements", from the Borough of Wyomissing Zoning Ordinance.

ZONING ISSUES:

1. The property was previously located in the C-1 Neighborhood Commercial District and in the I-2, Light Industrial District. On March 9, 2021, Borough Council adopted Ordinance #1416-2021 and an updated Official Zoning Map, re-zoning the property to C-2, Retail Commercial District.
2. The applicant is requesting a variance from Section 502, "Uses Permitted by Right", to permit a portion of the property to be used as an indoor baseball and softball training facility, to be operated by Evolution Baseball. This new use would operate from a 12,000 s.f. indoor area that is a portion of Building 22, Condo Unit #1, which is currently vacant. Due to the re-zoning of the property and that it is now located in the C-2 district, this variance is no longer required as the use would be permitted by right.
3. The application is also requesting a variance from Section 502, to allow the use of an indoor laser tag attraction to be operated by the applicant or an affiliated entity, in a space currently being used as indoor dining for The Works. This area provides seating for approximately 150 people. The proposed laser tag attraction will support an average of 20 occupants but no more than 40 occupants at one time. This use was previously approved by the board based off a written decision dated March 19, 2019, which has since expired.
4. The applicant has also previously requested and was granted, a variance from Section 609, "Off-Street Parking Requirements", and/or a modification to previously approved variances issued by the zoning board in 2002, 2008, 2009, 2011, 2012, 2015, 2017 and 2019. The first variance issued in 2002, allowed the property to provide 164 parking spaces, instead of the 371 spaces required by the ordinance in effect at that time. In 2008 and again in 2009, the zoning board modified the terms of their written decision to allow the maximum occupancy of the building to remain at no more than 1,000 patrons at any time, without requiring additional off street parking. The written decision from the December 2011 variance hearing increased the maximum occupancy of the building to 1,300 patrons. That maximum occupancy was re-affirmed in the July 2012, July 2015, December 2017 and February 2019 written decisions of the zoning board.



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5. The applicant is requesting a variance from Section 609, "Off-Street Parking" to modify the existing parking requirements for the property to eliminate the need for the creation of 80 indoor parking spaces in portions of Building 19 and 21, as required by a letter issued by the Borough Zoning Officer on February 13, 2020. A copy of this letter is included for reference.
6. The applicant is further requesting a variance from Section 609, "Off-Street Parking Requirements", to allow Evolution Baseball to operate on the property, and for the conversion of an existing dining area for The Works to be used as a laser tag attraction, without providing additional off-street parking spaces.
7. In February 2021, a letter was sent to the owners of the various condominium units of the Wyomissing Industrial Park Property. The letter requested that the owners work together to create a parking matrix and written agreement, spelling out which tenants have the right to specific areas of parking that are available at the property. A copy of the letters are included for reference. The applicant will be providing the parking matrix plan and agreement as exhibits at the hearing.
8. The parking requirement for the existing uses on the property is 1,926 off-street spaces. The square footage of all areas within each building were included to reach this calculation, although all areas of the buildings are not currently occupied. The use requiring the most off-street parking is The Works use of Condo Unit #1, measuring approximately 169,928 s.f. This area is used for indoor amusements and attractions, such as go-karts, escape rooms and axe throwing that take up a large floor area but do not allow for a high occupancy. 1,460 off-street spaces are required for Condo Unit #1 alone.
9. If the laser tag attraction use is re-approved and 150 seats in the dining area of The Works are removed, the parking requirement would be further reduced by 47 spaces, to 1,879 off-street spaces. Per the parking matrix plan, 463 off-street spaces are available for use at the property. The applicant will provide testimony as to why this is an adequate number of off-street spaces to serve all uses that will operate from the property.

HEARING:

A hearing on the applicants' request will be held via Zoom on Tuesday, March 30, 2021, at 3:00PM to determine whether or not the applicant's request will be granted. The public may participate in the Zoom meeting online by using this link:

<https://us02web.zoom.us/j/84327968623?pwd=SHhQR2YvbUZMT0hiZnZBTlhBTTJ6dz09>

or by dialing 1-929-436-2866 and entering Meeting ID# 843 2796 8623 and Password 779997.

If you plan to participate in the hearing and desire to present documentary or photographic exhibits, you are requested to provide the Borough with copies or your exhibits in advance of the Zoning Hearing so they may be presented to all participants during the Zoom Zoning Hearing. The applicants, all other parties in interest, and all citizens with standing who appear will have an opportunity to be heard at the time of the hearing.



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cc: Daniel P. Becker, Zoning Hearing Board Solicitor
P. Brandenburg, Borough Manager
Christopher Hartman, Borough Solicitor
Borough Council and Mayor

