



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: David and Stephanie Olt – 19 State Hill Road

November 1, 2021

APPLICATION:

Mr. Stephen H. Price, Esq., on behalf of his client, David and Stephanie Olt, owners of property located at 19 State Hill Road, has submitted an application requesting a variance from Section 504, "Area, Yard and Height Regulations".

ZONING ISSUES:

1. The property is located in the C-1, Neighborhood Commercial District. The property is currently developed with a two and a half story single family dwelling that faces State Hill Road, a one story office building facing Hobart Avenue and a parking area. The property is a corner lot with front yards on the north and west sides.
2. The applicant also owns an auto body repair business that operates from the property located at 1140 Hobart Avenue. The office building located at 19 State Hill Road is used for the auto repair business.
3. The minimum front yard setback in the C-1 district for non-residential structures is 20'.
4. The existing single family dwelling is located 8' back from the property line adjacent to State Hill Road, an existing, grandfathered non-conformity.
5. The existing one story office building is located 4.5' back from the property line adjacent to Hobart Avenue, an existing, grandfathered non-conformity.
6. The applicant is proposing to demolish both structures to build a two story showroom with office space and basement storage. The existing parking lot will be expanded to provide 13 parking spaces that will comply with all Zoning Ordinance regulations, including the number of required spaces.
7. The new showroom and office building will be built using a portion of the foundation of the existing dwelling, to allow the showroom to be built 8' off the property line adjacent to State Hill Road and continue the existing, grandfathered non-conformity.
8. The applicant is requesting a variance from Section 504, "Area, Yard and Height Regulations", to allow the new showroom and office building to be built 13' off the property line adjacent to Hobart Avenue. While the existing office building is only located 4.5' off the property line adjacent to Hobart Avenue, the area of the new showroom and office building that will encroach into the front yard setback is not being built in the same location as the existing office building, nor using any portion of the foundation of that structure. Therefore, a continuation of the existing non-conformity is not permitted and a variance must be granted.
9. The applicant included a request for a variance from Section 608, "Loading Areas", to not be required to provide off-street loading or unloading spaces. The Zoning Ordinance requires loading areas to be provided on any lot on which a building for trade, business, industry or warehousing, or other similar use involving large volume receipt of, or distribution of materials or merchandise by motor vehicle is erected or expanded. The new showroom and office building will not require a large volume of deliveries. All current deliveries for the auto body business are made to 1140 Hobart Avenue and all deliveries for the office and showroom to be constructed at 19 State Hill Road will be



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made to 1140 Hobart Avenue. A determination has been made that a variance is not required from this section.

10. The applicant included a request for a variance from Section 615.2, "Corner Lot Restrictions", which requires a clear sight triangle of 150' for intersections with an arterial street. There is no definition provided in the Zoning Ordinance or Subdivision and Land Development Ordinance for an arterial street. However, a definition is provided for a "collector street", a street which, in addition to providing access to abutting properties, intercepts minor streets to provide a route and gives access to community facilities and or other collector and major streets. A determination has been made that Hobart Avenue is a collector street and State Hill Road is a major street. The clear sight triangle distance required at intersections of collector and major streets is only 75'. The applicant is providing a clear sight triangle of 80', meeting the requirement. A determination has been made that a variance is not required from this section.

HEARING:

A hearing on the applicants' request is scheduled for Tuesday, November 30, 2021 at 3:00PM, at the Wyomissing Borough Hall. Applicants and their representatives, if applicable, must be at the hearing to present testimony and evidence.

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