



November 10, 2021

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Heck/McCready Residence – 1561 Dauphin Avenue

APPLICATION:

Alyssa Heck and Evan McCready, owners of the property located at 1561 Dauphin Avenue are requesting a variance from Sections 404, "Area, Yard and Height Requirements" and 704.3, "Nonconforming Building and Structures" from the Borough of Wyomissing Zoning Ordinance.

ZONING ISSUES:

1. The property is located in the R-1 Low Density Residential District. The parcel measures approximately 5662.8 s.f. and is non-conforming for the minimum lot size of 12,000 s.f.
2. The property is a corner property with frontages along Dauphin and Evans Avenues. The property is further bordered in the rear by an unnamed alley and at the side property line by a residential parcel.
3. The existing dwelling is a non-conforming structure as only the rear setback requirement of 30Ft has been attained.
 - a. The front yard setback associated with Dauphin Avenue is required to be 30Ft from the building setback line, but the existing dwelling is only setback 15Ft.
 - b. The front yard setback associated with Evans Avenue is required to be 30Ft from the building setback line, but the existing dwelling is only setback 13.4Ft.
 - c. The side yard setback is required to be 15Ft, but the existing dwelling is only setback 8Ft.
4. The applicant is proposing to extend the existing two-story dwelling toward the rear of the property. The addition as proposed would extend 17.4 Ft toward the rear of the property while encroaching on both the front yard setback associated with Evans Avenue and the side yard setback.
5. The proposed 295 s.f. addition would increase the parcel's building coverage from 22.6% to 26%.
6. The applicants are seeking relief from Section 404 of the Zoning Ordinance to allow the property's building coverage to exceed the maximum 25% permitted by 1%, for a total coverage of 26%.



7. The applicants also seek relief from Section 704.3 of the Zoning Ordinance to allow the proposed addition to encroach into the required side yard by 7 Ft and the required front yard associated with Evans Avenue by as much as 10.2 Ft.

HEARING:

A hearing on the applicant's request is scheduled for Tuesday, November 30, 2021, 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, Acting Borough Manager/Zoning Hearing Board Secretary
Christopher Hartman, Borough Solicitor
Borough Council and the Mayor