



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

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MEMO To: Zoning Hearing Board
FROM: Michele Bare, Zoning Officer
TOPIC: Raszkievicz Residence – 1122 Lehigh Avenue

July 23, 2020

APPLICATION:

Mr. Christopher and Jennifer Raszkievicz, owners of property located at 1122 Lehigh Avenue, 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 approximately 7,187 s.f. and is non-conforming for the minimum lot size of 12,000 s.f.
2. The required rear yard setback in the R-1 zoning district is 40' or 25% of the lot depth, whichever is less. The lot depth is 115', which would require a minimum rear yard setback of 28.75'.
3. The applicant intends to construct a 12' x 11' two-story addition on the rear of the existing single family home. The addition will enclose and cover the existing outdoor living area of the property. The enclosed portion of the addition will comply with all required setback distances.
4. The applicant also intends to construct a 17' x 17' covered patio addition with stairs providing access from the rear yard and driveway. The covered patio will project 7'4" into the required rear yard setback, leaving a setback of 21'3".
5. The covered patio addition will also encroach 6" into the required side yard setback of 15' on the east side of the property. As the zoning officer, I've determined this minor encroachment is de minimis and does not require Zoning Hearing Board approval.
6. After the construction of the two-story addition and covered patio addition with stairs, building coverage on the lot will total 23.9%, 1.1% less than the allowable 25%.

HEARING:

A hearing on the applicants' request is scheduled for Wednesday, August 26, 2020, at 3:00 PM, 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 the Mayor