



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: The Highlands at Wyomissing – 2000 Cambridge Avenue

August 3, 2021

APPLICATION:

Mr. Keith Mooney Esq., on behalf of his client, The Highlands at Wyomissing, owner of property located at 2000 Cambridge Avenue and identified as Tax Parcel ID# 4396-18-41-2671, is requesting a variance from Section 609.9, "Off-Street Parking", to allow a 20' aisle width for two way traffic instead of the required 24', from the Borough of Wyomissing Zoning Ordinance.

ZONING ISSUES:

1. The property is located in the R-4, Retirement Community District. The property is developed as a retirement community on approximately 113.63 acres.
2. The applicant has submitted a land development plan to convert an existing barn on the property that is adjacent to Old Wyomissing Road, into four independent living retirement apartments.
3. The zoning review of the land development plan identified the entrance drive to the barn and four proposed parking spaces, located on the southwest side of the building, narrows from 25' to 20'. The access drive is intended to accommodate two way traffic. Section 610.C.3.C requires a minimum width of 24', of entrances to and exits from parking areas. The 20' wide portion of the drive is an existing condition.
4. Extending the paved surface to the required 24' would require the removal of an existing 60" caliper sycamore tree. The applicant would prefer to allow the sycamore to remain and to minimize earth disturbance in its vicinity.
5. At the July 8, 2021, meeting of the Borough's Planning Commission, a recommendation was made by the Planning Commission to the Zoning Hearing Board, to grant the variance from Section 610.C.3.C, and to require as a condition of the variance being granted, that The Highlands provide additional vegetative screening between The Highlands barn parking lot and the Borough's park trail system, including Old Wyomissing Road.

HEARING:

A hearing on the applicants' request is scheduled for Wednesday, September 1, 2021, 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
Marti Hozey, Borough Manager
Christopher Hartman, Borough Solicitor
Borough Council and Mayor