



December 19, 2022

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Williams Residence – 919 N. 9th Street

APPLICATION:

Matthew Williams, owner of the property located at 919 N 9th Street, is requesting a variance from Section 602, "Residential Accessory Buildings, Structures and Uses" 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 5663 SqFt and is non-conforming for the minimum lot size of 12,000 SqFt.
2. The property has a frontage along N. 9th Street and is bordered by residential parcels on both sides and an alley along the rear of the property.
3. The applicant proposes to remove an existing shed and construct a new 336 SqFt detached garage (accessory structure) in the backyard of the parcel.
4. Accessory structures larger than 100 SqFt or greater than 10 Ft in height are permitted to be located closer to the side lot line than the side yard requirement of the zoning district, provided that the accessory building is not located closer to the side lot line than the principal building or five feet, whichever is greater.
5. The applicant is seeking relief from Section 602.1.A of the Zoning Ordinance to allow the proposed garage to be located 5 Ft off of the side lot line instead of the minimum 13.3 Ft required based on the location of the existing principal building.

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, January 18, 2023, at 2:00 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, Borough Manager/Zoning Hearing Board Secretary
Christopher Hartman, Borough Solicitor
Borough Council and the Mayor