



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: XLCDC Development, LLC – 1119 Bern Road

April 5, 2021

APPLICATION:

Mr. James Gavin, Esq., on behalf of his client, XLCDC Development, LLC, equitable owner of property located at 1119 Bern Road, Condominium Unit 3A and identified as Tax Parcel ID# 96-4397-20-80-4471C03, is requesting a variance from Section 512, "Uses Permitted by Right", and Section 609, "Off-Street Parking Requirements", from the Borough of Wyomissing Zoning Ordinance.

ZONING ISSUES:

1. The property was previously located in the C-1 Neighborhood Commercial District and in the I-2, Light Industrial District. On March 9, 2021, Borough Council adopted Ordinance #1416-2021 and an updated Official Zoning Map, re-zoning the property to C-2, Retail Commercial District.
2. 1119 Bern Road is a condominium unit within the overall Wyomissing Industrial Park property.
3. The applicant is requesting a variance from Section 512, "Uses Permitted by Right", to permit a portion of the property to be used by Brute Athletic Apparel for assembly, sales and distribution of its products. The assembly and distribution components of the business are not permitted by right in the C-2 district but would have been permitted by right in the I-2 district. The other proposed uses at the property of an office and athletic training are permitted by right in the C-2 district.
4. The applicant is requesting a variance from Section 609, "Off-Street Parking Requirements". The current use of this portion of the property by PA Fitness, formerly Gold's Gym, requires 119 off-street parking spaces be provided. The parking requirement for the three proposed uses from this portion of the property would require 54 off-street parking spaces; 25 for Brute Athletics Apparel, 10 for the office use and 19 for the athletic training use. This is a reduction of 65 required spaces from the current use of the property.
5. The parking requirement for all of the existing uses on the Wyomissing Industrial Park property, including PA Fitness, is 1,926 off-street spaces. The square footage of all areas within each building were included to reach this calculation, although all areas of the buildings are not currently occupied. The use requiring the most off-street parking is The Works use of Condo Unit #1, measuring approximately 169,928 s.f. 1,460 off-street spaces are required for Condo Unit #1 alone.
6. There are pending applications and hearings scheduled for other condominium units within the Wyomissing Industrial Park property that will potentially further reduce the parking requirements for the property.



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HEARING:

A public hearing will be held via Zoom on Wednesday, May 5, 2021, at 3:00PM to determine whether or not the applicant's request will be granted. The public may participate in the Zoom meeting online by using this link:

<https://us02web.zoom.us/j/87066409839?pwd=OHE4OGZxUjNQbINjNWlaZkdIWW1mdz09>

or by dialing 1-929-436-2866 and entering Meeting ID# 870 6640 9839 and Password 876785.

If you plan to participate in the hearing and desire to present documentary or photographic exhibits, you are requested to provide the Borough with copies or your exhibits in advance of the Zoning Hearing so they may be presented to all participants during the Zoom Zoning Hearing. The applicants, all other parties in interest, and all citizens with standing who appear will have an opportunity to be heard at the time of the hearing.

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

