



BOROUGH OF WYOMISSING

Borough Hall – 22 Reading Boulevard

Wyomissing, PA 19610-2083

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April 27, 2021

MEMO To: Zoning Hearing Board
FROM: Michele Bare, Zoning Officer
TOPIC: Berkshire Square Condominium Association, LLLC and Berkshire Square Investors, LLC – Berkshire Square Shopping Center, Panda Express Pad Site

APPLICATION:

Mr. Gregg Adelman, Esq., on behalf of his clients, Berkshire Square Condominium Association, LLC and Berkshire Square Investors, LLC, owners of property located at 1149 Berkshire Boulevard and identified as Tax Parcel ID # 96-4397-18-32-2105, is requesting a variance from Section 512, "Uses Permitted by Right", from the Borough of Wyomissing Zoning Ordinance.

ZONING ISSUES:

1. The property is located in the C-2, Retail/Commercial zoning district.
2. The property is identified as the Berkshire Square Shopping Center and is located on the northeast side of the intersection of State Hill Road and Berkshire Boulevard. The property is developed as a shopping center with multiple retail and restaurant tenants.
3. The applicant is proposing to construct a Panda Express fast food restaurant with an associated drive thru on an outparcel within the overall property.
4. Fast food restaurants are permitted by right in the C-2 zoning district. Fast food restaurants with drive thru windows are not a permitted use by right. The applicant is requesting a variance from Section 512, Uses Permitted by Right, to allow a drive thru window at the Panda Express restaurant.
5. Prior variances were granted for the property in 1991, 2012 and 2015 for drive thru windows at Taco Bell and Burger King. These fast food restaurants continue to operate at the property.

HEARING:

A will be held via Zoom on Wednesday, May 12, 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/87440582176?pwd=Z2dISGc3NFlixUktNZnpxRTJ5S3lwUT09>

or by dialing 1-929-436-2866 and entering Meeting ID# 874 4058 2176 and Password 663226.

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
Pat Brandenburg, Borough Manager
Christopher Hartman, Borough Solicitor
Borough Council
Mayor