



March 29, 2021

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Kaag Residence – 1518 Meadowlark Road

APPLICATION:

Mr. and Mrs. Chris Kaag, owners of a property located at 1518 Meadowlark Rd. are requesting a variance from Section 404, "Area, Yard and Height Regulations" and Section 613.2, "Front Yard Exceptions", of 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 24,882 s.f. and is conforming for the minimum lot size of 12,000 s.f.
2. The property is a corner lot with frontages along Meadowlark Road and Rose Virginia Road. The rear property line is opposite Meadowlark Road and bordered by the property of Kent and Mary Hollinger at 1544 Rose Virginia Road.
3. The applicant is proposing to erect an 884 s.f. garage addition off the side of the existing garage which faces Rose Virginia Road. Also included is a 253 s.f. covered patio to the rear of the garage addition.
4. The required building setback in the R-1 zoning district is 30' as measured to the property line (43' as measured from the outside curb face along Rose Virginia Road).
5. The proposed addition is to extend past the existing garage by an additional 8' toward Rose Virginia Road. Although the addition would fall 1.5' short of the required building setback line, it would extend past the increased front yard setback established by the location of the existing neighboring dwelling at 1544 Rose Virginia Road as required by Section 613.2 (Front Yard Exceptions).
6. The required rear yard setback in the R-1 zoning district is 40' or 25% of the lot depth, whichever is less. The average lot depth is 158.28', which would require a minimum rear yard setback of 39.57'. This setback is shown on the surveyed plot plan is 37.72', as it was based on the property's smallest, rather than average, property depth.
7. The proposed garage is to extend 28.0' south toward the rear property line. This will result in the addition encroaching on the required rear yard a distance of approximately 8.1' (based on the information provided on the surveyed plot plan and using a setback derived using the average lot depth).
8. The height of the proposed addition is the same as the existing dwelling. Both heights are less than the 35' maximum building height allowed within the R-1 zoning district.
9. The existing building coverage for the property is 2940 s.f. which results in a building coverage percentage of 11.8%. With the addition of the proposed 884 s.f. garage addition and its associated 253 s.f. covered porch, building coverage on the lot will increase to an approximate total of 16.4%. The maximum building coverage allowed in the R-1 District is 25%.



10. The existing paved coverage for the property is 1660 s.f. which results in a paved coverage percentage of 6.7%. With an additional 572 s.f. of paved driveway and 31 s.f. of flagstone patio, paved coverage on the lot will increase to an approximate total of 9.1%. The maximum paved coverage allowed in the R-1 District is 20%.

HEARING:

A hearing on the applicant's request is scheduled for Thursday, April 22, 2021, at 3:00 PM, via Zoom. Applicants and their representatives, if applicable, must participate in the virtual hearing to present testimony and evidence.

Cc: Daniel Becker, Zoning Hearing Board Solicitor
Michele Bare, Zoning Hearing Board Secretary
Pat Brandenburg, Borough Manager
Christopher Hartman, Borough Solicitor
Borough Council and the Mayor