



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: Matt McMillan – 1041 Bern Road

April 5, 2021

APPLICATION:

Mr. Keith Mooney, Esq., on behalf of his client, Matt McMillan, equitable owner of property located at 1041 Bern Road, Condominium Unit 2 and identified as Tax Parcel ID# 96-4397-20-80-4471C02, is requesting a variance from 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. 1041 Bern Road is portion of a condominium unit within the overall Wyomissing Industrial Park property.
3. The applicant is requesting a variance from Section 609, "Off-Street Parking Requirements", to allow the space to be used as a professional office without providing additional off-street parking. The board had previously granted a variance in 2019 for the space to be used as a yoga studio. The yoga studio required 20 off-street parking spaces and the proposed office would require 16 off-street parking spaces.
4. The parking requirement for all of the existing uses at the Wyomissing Industrial Park property, including the former yoga studio, 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.
5. 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.

HEARING:

A public hearing will be held via Zoom on Wednesday, May 5, 2021, at 4:00PM 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/83705822790?pwd=N2VUNVJlTU84Z1ZUVmFhQTdlWTkZZz09>

or by dialing 1-929-436-2866 and entering Meeting ID# 837 0582 2790 and Password 088038.

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



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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

