



April 19, 2021

MEMO To: Zoning Hearing Board
FROM: Joseph F. Neidert, Jr., Residential Zoning Officer
TOPIC: Hayward Residence – 112 Sturbridge Ct.

APPLICATION:

Mr. Jacob Hayward, owner of property located at 112 Sturbridge Court is requesting a variance from Section 404, "Area, Yard and Height Regulations", 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 12,500 s.f. and is conforming for the minimum lot size of 12,000 s.f.
2. The property has a frontage along Sturbridge Court and is bordered by residential parcels on both the rear and side property lines.
3. The applicant is proposing to construct a 14Ft wide x 24Ft deep x 14Ft high recreational pavilion to be located to the rear of the existing dwelling and to the side of an existing inground pool.
4. The side yard setback requirement for an accessory structure within all zoning districts is the side yard requirement of the applicable zoning district (R-1) or closer, provided the accessory structure is not positioned closer to the side lot line than the principal building or five feet, whichever is greater. The side yard setback for the R-1 zoning district is 15Ft and the existing principal building is shown as 12Ft-2in from the side lot line of the plot plan provided. The new pavilion is proposed to be located 8Ft from the side property line according to the variance application and plot plan provided.
5. The rear setback requirement for an accessory structure within all zoning districts is a minimum of 5Ft. The pavilion is to be located a proposed 24Ft-7in from the rear property line according to the plot plan (25Ft according to the variance application submitted).
6. The minimum separation between any accessory structure and the principal structure on the same lot is 5Ft. The pavilion is proposed to be located 5Ft-5in from the principal structure according to the plot plan (Note that if the pavilion is located 25Ft off the rear lot line as shown on the variance application the structure would be a 5Ft from the principal structure).
7. The maximum height of an accessory structure in all zoning districts is 15Ft and must not exceed one story in height. The proposed pavilion has a height of 14Ft.
8. The existing building coverage for the property is reported as 3171 s.f. which results in a building coverage percentage of 25.37%. With the addition of the proposed 336 s.f. pavilion and 32 s.f. covered stoop, building coverage on the lot will total 28.31%. The maximum building coverage allowed in the R-1 District is 25%.
9. The existing paved coverage for the property is reported as 2743 s.f. which results in a paved coverage percentage of 21.94%. With a reduction of 604 s.f. of paved surfaces (336 s.f. covered by the pavilion, 32 s.f. at covered stoop and the elimination of 236 s.f. of existing pool decking),



paved coverage on the lot will total 17.11%. The maximum paved coverage allowed in the R-1 District is 20%.

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, May 12, 2021, at 4:00 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