

March 29, 2021

**MEMO To:** Zoning Hearing Board  
**FROM:** Joseph F. Neidert, Jr., Residential Zoning Officer  
**TOPIC:** Parisi Residence – 1445 Reading Blvd.

**APPLICATION:**

Mr. Thomas and Natalie Parisi Bell, owners of property located at 1445 Reading Blvd. are 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 24,000 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 Reading Boulevard and Wyomissing Avenue. The rear property line is bordered by an unnamed 15' wide alley.
3. The required rear yard setback in the R-1 zoning district is 40' or 25% of the lot depth, whichever is less. The lot depth is 150', which would require a minimum rear yard setback of 37.5'. The existing attached garage is currently non-conforming, with a 20.5' setback from the rear property line.
4. The applicant is proposing to extend, and add a second floor onto the existing attached, two-car garage located along the rear of the property. The proposed addition would extend 30.0' toward Wyomissing Avenue while maintaining the existing 20.5' rear setback. The addition would therefore encroach 17' into the required rear yard.
5. The required building setback in the R-1 zoning district is 30' as measured to the property line (44' as measured from the outside curb face along Wyomissing Avenue). The proposed addition is to extend 30.0' toward Wyomissing Avenue, and would therefore encroach 7' into the required front yard.
6. The neighboring house at 1436 Garfield Avenue is currently non-conforming, with a building setback of 38.5' off the curb line of Wyomissing Avenue (less than the required 44"). As such, its location has no bearing on the front yard setback exceptions required under Section 613.2 (Front Yard Exceptions) of the zoning ordinance.
7. The height of the existing dwelling is 23' and the proposed addition's height is also 23'. Maximum building height allowed within the R-1 zoning district is 35'.
8. The existing building coverage for the property is 5079 s.f. which results in a building coverage percentage of 21.2%. With the addition of the proposed 480 s.f. garage addition, building coverage on the lot will total 23.2%. The maximum building coverage allowed in the R-1 District is 25%.
9. The existing paved coverage for the property is 2868 s.f. which results in a paved coverage percentage of 12.0%. With an additional 350 s.f. of paved driveway, paved coverage on the lot will total 13.4%. 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 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