



# BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

TELEPHONE (610) 376-7481 FAX (610) 376-8470

[www.wyomissingpa.org](http://www.wyomissingpa.org)



MEMO To: Zoning Hearing Board  
FROM: Michele Bare, Zoning Officer  
TOPIC: Keeler Residence – 1125 Lehigh Avenue

June 18, 2020

## APPLICATION:

Mr. Timothy and Elissa Keeler, owners of property located at 1125 Lehigh Avenue, 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 9,200 s.f. and is non-conforming for the minimum lot size of 12,000 s.f.
2. The applicant has applied for a building permit to construct an addition measuring 20'8" by 12' that will connect the detached garage to the house and to construct a shed in the rear yard. No zoning relief is required for the addition or the shed.
3. The applicant intends to construct a porte cochere measuring 249 s.f. on the east side of the property that will be 3'3" from the side property line. The minimum side yard setback distance is 15'. The applicant is requesting a variance from Section 404, "Area, Yard and Height Requirements" to permit the side yard setback encroachment.
4. After the construction of the addition and shed, building coverage on the lot will total 2,147 s.f., or 23% of the lot size. The porte cochere will add 249 s.f. of building coverage to the lot, bringing the total to 2,396 s.f., or 26%. The maximum permitted building coverage is 25%. The applicant is requesting a variance from Section 404, "Area, Yard and Height Requirements, to permit building coverage on the lot of 26%.

## HEARING:

A hearing on the applicants' request is scheduled for Thursday, July 16, 2020, at 3:00 PM, at the Wyomissing Borough Hall. Applicants and their representatives, if applicable, must be at the hearing to present testimony and evidence.

cc: Daniel P. Becker, Zoning Hearing Board Solicitor  
Pat Brandenburg, Borough Manager  
Christopher Hartman, Borough Solicitor  
Borough Council and the Mayor