DESIGN GROUP

"Engineering and Surveying Solutions from Concept to Construction"
Berks County Office - 37 E Penn Avenue, Wernersville, PA 19565

July 7, 2025

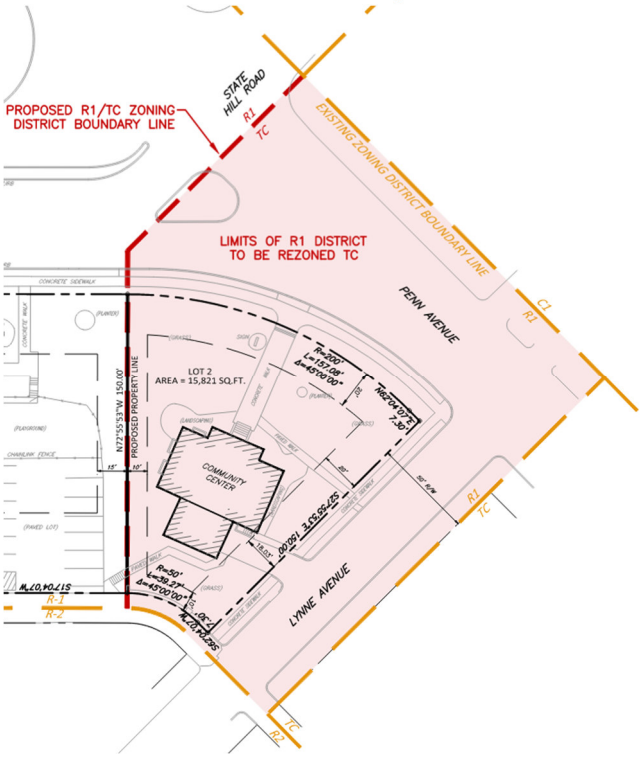
Borough of Wyomissing
22 Reading Boulevard
Wyomissing, PA 19610-2083
Attn: Michele Bare, Borough Manager

RE: Atonement Lutheran Church
Request for Zoning Map Revision
Wyomissing Borough, Berks County, PA
C2C Design Group Project No. ALC-WYO-01

Dear Ms. Bare,

On behalf of our Client, Atonement Lutheran Church, we hereby request that the Borough of Wyomissing consider a revision to their existing Zoning Map as follows:

- Extend the existing Town Center Residential/Office District (TC) to encompass the entirety of Lot 2 of the proposed subdivision at 4 Wyomissing Boulevard (UPI 96-43-9608-7990-39), consisting of approximately 0.36 acres. The property is currently owned by Atonement Lutheran Church and located in the Low Density Residential District (R1).



The property has been used for multiple community meetings throughout the year for 50 years. These meetings were not of a religious, residential or municipal nature. The TC District is consistent with the other neighboring properties along Penn Avenue.

If the zoning map change request were to be approved, the Owner intends to subdivide the existing parcel at 5 Wyomissing Boulevard into Lot 1 and Lot 2 as depicted on the previously reviewed Zoning Exhibit for Atonement Lutheran Church, dated 4/11/2025. Upon subdivision, the Owner intends to sell Lot 2. The Owner is seeking the requested map change to allow for additional available uses for Lot 2.

We have attached a sketch plan of the proposed improvements for the Borough's reference when considering the requested map revision.

At this time, we respectfully request that the proposed map revision be placed on the agenda for discussion at the next available meeting of the Wyomissing Borough Planning Commission for their consideration and recommendation.

Should you have any questions please contact our office.

Respectfully submitted,
C2C Design Group

Lawrence G. Grybosky
Larry Grybosky, PE
Project Manager

Cc: Nick Perilli, McCarthy Engineering Associates, Inc. – Wyomissing Commercial Zoning Officer (via email)
Kathryn Harenza – Atonement Lutheran Church (via email)
Mahlon J. Boyer, Esquire – Bingaman Hess (via email)

Attachments:
- Zoning Exhibit – Atonement Lutheran Church 4 Wyomissing Boulevard, dated 4/11/2025