

**IN RE: APPEAL OF ROSA NUNEZ** : **BEFORE THE ZONING HEARING**  
**RELATIVE TO A PROPERTY** : **BOARD OF THE CITY OF READING,**  
**LOCATED AT 963 NORTH 11<sup>TH</sup>** : **PENNSYLVANIA**  
**STREET, CITY OF READING, BERKS** :  
**COUNTY, PENNSYLVANIA** : **APPEAL NO. 2018-09**  
: **VARIANCE, INTERPRETATION**  
: **AND/OR SPECIAL EXCEPTION**

**DECISION OF THE ZONING HEARING**  
**BOARD OF THE CITY OF READING**

**AND NOW**, this 9th day of May, 2018, a hearing having been held on April 11, 2018, upon the application of Rosa Nunez, notice of such hearing having been first sent and advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the City of Reading Zoning Ordinance, as amended, the Zoning Hearing Board of the City of Reading (hereinafter referred to as the “Zoning Board”) renders the following decision:

The Zoning Board finds the following facts:

1. Applicant is Rosa Nunez, an adult individual residing at 9 Midland Avenue, Reading, Berks County, Pennsylvania 19606 (hereinafter referred to as the “Applicant”).
2. Applicant has a leasehold interest in the real property located at 963 N. 11<sup>th</sup> Street, City of Reading, Berks County, Pennsylvania 19604 (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Leida Ortiz, has granted Applicant permission to seek the requested zoning relief.
4. The Subject Property is located in the R-3 Residential Zoning District as that term and district is defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter referred to as the “Zoning Ordinance”).

5. Applicant requests a one (1) year extension to complete the project for which she was given approval under a Decision rendered by the Zoning Board on February 10, 2016, (Appeal No. 2016-01).

6. The Decision rendered by the Zoning Board on February 10, 2016, granted Applicant a variance to operate a restaurant on the first floor of the Subject Property.

7. Applicant testified the lot and building remain the same and there are no proposed changes to the relief previously granted by the Zoning Board.

8. Applicant testified she was unable to complete the project for financial reasons but she hopes to be able to have the restaurant operational within one (1) year.

### **DISCUSSION**

Applicant requests a one (1) year extension to complete the project for which she was given approval under a Decision rendered by the Zoning Board on February 10, 2016 (Appeal No. 2016-01).


### **CONCLUSIONS OF LAW**

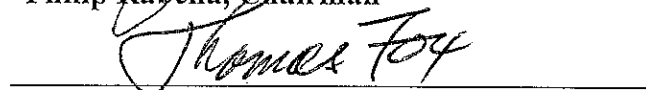
1. Applicant is Rosa Nunez.
2. The Subject Property is located at 963 N. 11<sup>th</sup> Street, City of Reading, Berks County, Pennsylvania 19604.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
  - a. Applicant is hereby granted an extension of one (1) year to operate a restaurant on the first floor of the Subject Property in accordance with the relief granted by the Zoning Board on February 10, 2016 (Appeal No. 2016-01).


b. Applicant shall comply with all conditions set forth in the Decision rendered on February 10, 2016.

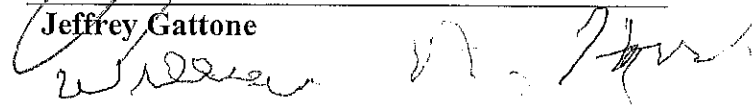
The decision of this Board is by a vote of 5 to 0.

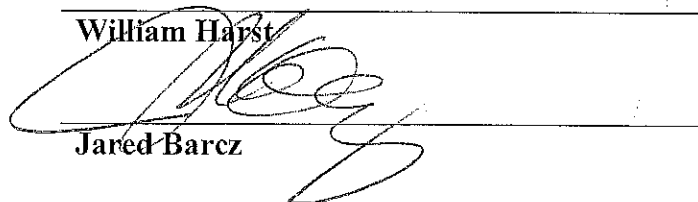
**ZONING HEARING BOARD OF THE  
CITY OF READING**

  
Philip Rabena, Chairman

  
Thomas Fox

  
Jeffrey Gattone

  
William Harst

  
Jared Barcz