

<p>IN RE: APPEAL OF LISA MARIE BOHORQUEZ RELATIVE TO A PROPERTY LOCATED AT 366 W. GREENWICH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA</p>	<p>: BEFORE THE ZONING HEARING BOARD OF THE CITY OF READING, PENNSYLVANIA</p> <p>: APPEAL NO. 2018-14</p> <p>: VARIANCE, INTERPRETATION AND/OR SPECIAL EXCEPTION</p>
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DECISION OF THE ZONING HEARING BOARD OF THE CITY OF READING

AND NOW, this 13th day of June, 2018, a hearing having been held on May 9, 2018, upon the application of Lisa Marie Bohorquez, 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. The Applicant is Lisa Marie Bohorquez, an adult individual who resides at 650 Warburton Avenue, Apt. 2M, Yonkers, New York 10701 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of property located at 366 West Greenwich Street, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Subject Property”).
3. 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”).
4. Applicant seeks approval to convert a single family dwelling into two (2) dwelling units under Sections 600-406, 600-804, 600-608, and 600-1603(A)(31)(a) of the Zoning Ordinance and all associated variances, special exceptions and interpretations.
5. Applicant testified she purchased the Subject Property approximately five to six years ago.
6. Applicant testified that the Subject Property was purchased as a single family home.

7. Applicant testified when she purchased the Subject Property the building had two bathrooms, two kitchens and three electric meters.
8. Applicant's sole reason for the proposed conversion is for monetary gain.
9. The Subject Property can be used in accordance with the strict terms of the Zoning Ordinance.
10. There is no hardship at the Subject Property.
11. The Board finds the proposed conversion will be a detriment to the health, safety and welfare of the neighborhood and is not in keeping with the spirit and intent of the Ordinance.

DISCUSSION

Applicant seeks approval to convert a single family dwelling into two (2) dwelling units under Sections 600-406, 600-804, 600-608, and 600-1603(A)(31)(a) of the Zoning Ordinance. The proposed use will be a detriment to the health, safety and welfare of the neighborhood and is not in keeping with the spirit and intent of the Ordinance. In addition, there is no hardship.

CONCLUSIONS OF LAW

1. Applicant is Lisa Marie Bohorquez, an adult individual residing at 650 Warburton Avenue, Apt. 2M, Yonkers, NY 10701.
2. The Subject Property is located in the R-3 Residential Zoning District.
3. The specific sections of the Zoning Ordinance appealed are 600-406, 600-804, 600-608, and 600-1603(A)(31)(a).
4. The Zoning Board is permitted to provide interpretation and grant applications for variances as set forth in the relevant sections of the Zoning Ordinance.
5. In order to grant the requested variance, Applicant must show she has satisfied the relevant sections of the Zoning Ordinance.
6. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:

a. Applicant is hereby denied the variance to convert the single family dwelling to a two (2) unit dwelling because:

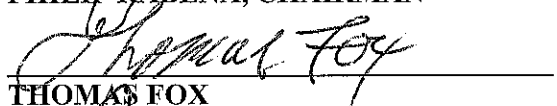
- i. The Applicant can use the Subject Property within the strict terms of the Zoning Ordinance;
- ii. There is no hardship at the Subject Property; and
- iii. The creation of two (2) units is a detriment to the neighborhood.

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

ZONING HEARING BOARD OF THE CITY OF READING



PHILIP RABENA, CHAIRMAN



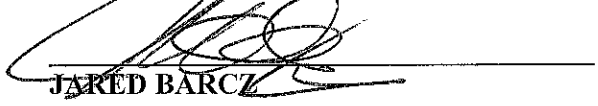
THOMAS FOX



JEFEREY GATTONE



WILLIAM HARST



JARED BARCZ