

IN RE: APPEAL OF SALVATORE ROMANO ON BEHALF OF R&R CITY REALTY, INC., RELATIVE TO A PROPERTY LOCATED AT 625 BROOKLINE STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2018-23 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 12th day of September, 2018, a hearing having been held on August 8, 2018, upon the application of Salvatore Romano on behalf of R&R City Realty, Inc., 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:

FINDINGS OF FACT

The Zoning Board finds the following facts:

1. Applicant is Salvatore Romano on behalf of R&R City Realty, Inc., with a mailing address of 359 W. 53rd Street, Apt. 16, New York, NY 10019 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of property located at 625 Brookline Street, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the H-M, Heavy Manufacturing 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 is seeking a use variance under Section 600-406.D. to allow the Subject Property to be used as a residence as well as a personal garage/workshop.
5. Applicant testified he will be using the Subject Property as his personal residence.
6. Applicant testified he recently started buying real estate in January of 2018 and he is in the business of renovating properties.

7. Applicant testified the garage space on the first floor will be used for parking his truck and tools and other items used in his business.

8. Applicant agreed to a condition on the record that the garage area is to be only for the personal use of the owner and the owner shall reside in the apartment.

9. The Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance.

10. The Board finds the proposed use will not be detrimental to the health, safety and welfare of the neighborhood or the zoning district in general.

11. There were no objections presented at the hearing.

DISCUSSION

Applicant is seeking a use variance under Section 600-406.D. of the Zoning Ordinance to allow the Subject Property to be used as a residence as well as a personal garage/workshop. The Subject Property will be the personal residence of the Applicant. The Zoning Board finds the proposed use will not be a detriment to the health, safety and welfare of the neighborhood and is in keeping with the spirit and intent of the Ordinance.

CONCLUSIONS OF LAW

1. Applicant is Salvatore Romano on behalf of R&R City Realty, Inc.

2. The Subject Property is located at 625 Brookline Street, Reading, Pennsylvania.

3. The Subject Property is located in the H-M, Heavy Manufacturing Zoning District.

4. The Zoning Board is permitted to provide interpretation and grant applications for variances and special exceptions as set forth in the relevant sections of the Zoning Ordinance.

5. In order to grant the requested relief, the Applicant must show he 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 granted relief from all relevant sections of the Zoning Ordinance to

convert the second floor of the Subject Property into a residential dwelling unit.

b. The garage shall be exclusively used by the owner.

c. The residential unit may not be a rental unit.

d. Applicant shall apply for all required building, trades and fire permits and submit to all inspections deemed necessary.

e. Applicant shall apply for housing permits and submit to the required property maintenance inspections.

f. Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.

g. Applicant may not use, expand, alter or otherwise use the Subject Property inconsistently with the contents of this Decision without making application requesting further relief from the Zoning Board.

h. Failure to comply with any of these above-referenced conditions shall mean the immediate revocation of the relief granted herein.

The decision of this Board is by a vote of 4 to 0.

ZONING HEARING BOARD OF THE CITY
OF READING



PHILIP BABENA, CHAIRMAN



THOMAS FOX



JEFFREY GATTONE

WILLIAM HARST



JARED BARCE