

**IN RE: APPEAL OF FATIMA ANSARI ON : BEFORE THE ZONING HEARING**  
**BEHALF OF PAP VENTURES, LLC, : BOARD OF THE CITY OF READING,**  
**RELATIVE TO A PROPERTY LOCATED : PENNSYLVANIA**  
**AT 419 WOODWARD STREET, CITY OF : :**  
**READING, BERKS COUNTY, : APPEAL NO. 2018-30**  
**PENNSYLVANIA : :**  
**: VARIANCE, INTERPRETATION**  
**: AND/OR SPECIAL EXCEPTION**

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

**AND NOW**, this 14th day of November, 2018, a hearing having been held on October 10, 2018, upon the application of Fatima Ansari on behalf of PAP Venture, LLC, 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 Fatima Ansari on behalf of PAP Ventures, LLC, a Pennsylvania Limited Liability Company, with a principal address of 26 Eagle Lane, Reading, Berks County, Pennsylvania 19607 (hereinafter referred to as the “Applicant”).
2. Applicant has a leasehold interest or a fee simple interest in the property located at 419 Woodward Street, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the R-3 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 has been in possession of the Subject Property for some time.
5. Applicant converted the rear of the Subject Property with zoning permission into two (2) apartments.

6. Applicant seeks a special exception for an adaptive reuse to add a third dwelling unit (one bedroom) at the Subject Property and also requests a variance from the required off-street parking requirements. Zoning Ordinance Sections 600-605, 600-804, 600-1202, and 600-1603(A)(31)a.

7. Applicant was not able to show, despite being given additional time, that sufficient off-street parking could be provided at or near the Subject Property.

8. The Board finds as a fact the proposed addition of a third apartment unit, with attendant vehicles, is too intense for the property and the zoning district.

9. The Board finds as a fact the proposed and requested variances are not necessary to allow the Applicant to use the property in strict conformity with the Zoning Ordinance.

10. The proposed third apartment is strictly for financial gain.

11. The location of the proposed third apartment could be used for storage for the other apartments.

12. The proposed relief is not the minimum relief necessary.

### **DISCUSSION**

Applicant requests special exception for an adaptive reuse to add a third dwelling unit (one bedroom) at the Subject Property and also requests a variance from the required off-street parking requirements. There is no basis for the grant of a variance.

### **CONCLUSIONS OF LAW**

1. Applicant is Fatima Ansari on behalf of PAP Ventures, LLC.

2. The Subject Property is known as 419 Woodward Street, City of Reading, Berks County, Pennsylvania.

3. The Subject Property is located in the R-3 Zoning District.

4. The specific sections of the Zoning Ordinance appealed are 600-605, 600-804(B), 600-1202(A) and 600-1603(A)(31)(a).

5. 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.

6. In order to grant the requested relief, the Applicant must show that it has satisfied the relevant sections of the Zoning Ordinance.

7. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:

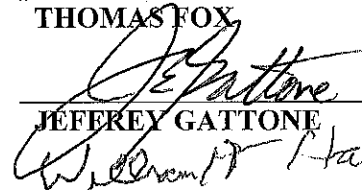
a. Applicant is hereby denied the requested relief.

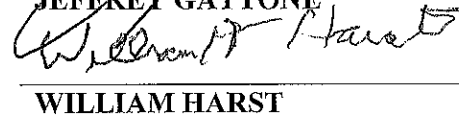
The decision of this Board is by a vote of 3 to 0.

ZONING HEARING BOARD OF THE CITY  
OF READING

  
\_\_\_\_\_  
PHILIP RABENA, CHAIRMAN

THOMAS FOX

  
\_\_\_\_\_  
JEFFREY GATTONE

  
\_\_\_\_\_  
WILLIAM HARST

JARED BARCZ