

**IN RE: APPEAL OF READING CITY INVESTMENTS, LLC, RELATIVE TO A PROPERTY LOCATED AT 733 LANCASTER AVENUE, CITY OF READING, BERKS COUNTY, PENNSYLVANIA** : **BEFORE THE ZONING HEARING BOARD OF THE CITY OF READING, PENNSYLVANIA**  
 : **APPEAL NO. 2019-26**  
 : **VARIANCE, INTERPRETATION AND/OR SPECIAL EXCEPTION**

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

**AND NOW**, this 12th day of February, 2020, a hearing having been held on January 8, 2020, upon the application of Reading City Investments, 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. The Applicant is Reading City Investments, LLC, a Pennsylvania Limited Liability Company with a principal address of 50 North Fifth Street, Reading, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the real property located at 733 Lancaster Avenue, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the C-H Commercial Highway 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 a variance to allow a barber/salon school which would occupy spaces A, C, D and E of the first and second floors of the commercial building located on the Subject Property.

5. Specifically, Applicant seeks relief from Sections 600-810.B, 600-608.A and 600-1603.A(39) of the Zoning Ordinance.

6. Applicant testified the operator of the barber/salon school, namely George Ortiz, currently owns the American Barber Academy which is approximately three blocks from the Subject Property, and he plans to relocate the barber/salon school to the Subject Property.

7. The barber/salon school would have up to eighty (80) students and fifteen (15) teachers or licensed barbers and would require fifty (50) parking spaces.

8. The barber/salon school would provide both classroom and practical training.

9. Applicant testified there is sufficient parking at the Subject Property to accommodate the required fifty (50) parking spaces for the barber/salon school as well as for the other uses at the Subject Property.

10. Applicant testified there will be specific parking spaces for the students which will be located some distance away from the location of the barber/salon school.

11. Several persons spoke in favor of the requested relief.

12. The Zoning Board finds the proposed relief will not be a detriment to the health, safety and welfare of the neighbor or the zoning district in general.

### **DISCUSSION**

Applicant seeks relief to allow a barber/salon school in the C-H Commercial Highway Zoning District. The proposed relief is in keeping with the spirit and intent of the Zoning

Ordinance and will not be a detriment to the health, safety and welfare of the neighborhood or the zoning district in general.

### CONCLUSIONS OF LAW

1. Applicant is Reading City Investments, LLC.
2. The Subject Property is located at 733 Lancaster Avenue, Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the C-H Commercial Highway Zoning District.
4. Applicant seeks a variance to establish a barber/salon school with up to eighty (80) students.
5. The Zoning Board is permitted to grant applications for variance(s) as set forth in the Zoning Ordinance.
6. In order to grant the variances, Applicant must show it has satisfied the relevant sections of the Zoning Ordinance.
7. The Board incorporates the findings of fact and conclusions of law as though fully set forth at length herein.
8. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
  - a. Applicant is granted a variance for the barber/salon school.
  - b. The parking layout must be approved by the Zoning Officer.
  - c. Applicant shall attend a One Stop meeting with the Building and Fire Inspectors to ensure compliance with all applicable Building and Fire Code requirements.
  - d. Applicant shall apply for all required building, trades and fire permits and submit to all required inspections deemed necessary.

e. Signage at the Subject Property shall comply with Section 600-1703 of the Zoning Ordinance. If Applicant does not provide sign drawings and specifications, then a separate zoning permit shall be required prior to the installation of the signage.


f. Applicant must comply with all relevant building and occupancy codes 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**

  
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**PHILIP RABENA, CHAIRMAN**

  
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**THOMAS FOX**

  
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**JEFFEREY GATTONE**

  
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**WILLIAM HARST**

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**JARED BARCZ**