

IN RE: APPEAL OF RICHARD A. : **BEFORE THE ZONING HEARING**
EHST AND ANGELA M. EHST : **BOARD OF THE CITY OF READING,**
RELATIVE TO A PROPERTY : **PENNSYLVANIA**
LOCATED AT 1309 E. WYOMISSING :
BOULEVARD, CITY OF READING, : **APPEAL NO. 2019-29**
BERKS COUNTY, PENNSYLVANIA :
:
: **VARIANCE, INTERPRETATION**
: **AND/OR SPECIAL EXCEPTION**

DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING

AND NOW, this 11th day of March, 2020, a hearing having been held on February 12, 2020, upon the application of Richard A. Ehst and Angela M. Ehst, 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. Applicants are Richard A. Ehst and Angela M. Ehst, adult individuals who reside at 1309 E. Wyomissing Boulevard, Reading, Berks County, Pennsylvania 19611 (hereinafter referred to as the “Applicants”).
2. Applicants are the fee simple owners of 1309 E. Wyomissing Boulevard, City of Reading, Berks County, Pennsylvania 19611 (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the R-1 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. Applicants seek relief for the following:
 - a. to convert a detached garage into an accessory building which will not be used for sleeping, eating or cooking;
 - b. to construct a one-story addition to the residence on the western side of the Property; and
 - c. to construct a three-car garage on the eastern side of the Subject Property.
5. Specifically, Applicant seeks relief from the following sections of the Zoning Ordinance:
 - a. Section 600-301 and 304 (relating to plan requirements);
 - b. Section 600-802 (setting forth dimensional requirements for R-1 District);
 - c. Section 600-902 (prohibiting more than one dwelling per lot); and
 - d. Section 600-1001 (prohibiting human habitation in accessory buildings).
6. The proposed addition may have cooking facilities.
7. The converted garage may have plumbing facilities in the sole discretion of the Zoning Administrator.
8. There were no objections presented at the hearing.

DISCUSSION

Applicants seek relief to convert a detached garage into an accessory building which will not be used for sleeping, eating or cooking, construct a one-story addition to the residence on the western side of the Property; and construct a three-car garage on the eastern side of the Subject Property. The Zoning Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be detrimental to the health, safety and welfare of the neighborhood, the zoning district or the City of Reading.

CONCLUSIONS OF LAW

1. Applicants are Richard A. Ehst and Angela M. Ehst.

2. The Subject Property is located at 1309 East Wyomissing Boulevard, Reading, Berks County, Pennsylvania 19611.

3. The Subject Property is located in the R-1 Residential Zoning District.

4. Applicants seek relief:

a. to convert a detached garage into an accessory building which will not be used for sleeping, eating or cooking;

b. to construct a one-story addition to the residence on the western side of the Property; and

c. to construct a three-car garage on the eastern side of the Subject Property.

5. The Zoning Board incorporates the findings of fact and conclusions of law as though fully set forth at length herein.

6. The Zoning Board is permitted to grant applications for variance(s) and/or special exception(s) as set forth in the Zoning Ordinance.

7. In order to grant the variances, the Applicants must show they have satisfied the relevant sections of the Zoning Ordinance.

8. After reviewing the Applicants' request in detail, the Zoning Hearing Board enters the following Decision:

a. Applicants are hereby granted the right to convert the existing garage into a studio, office or work-out facility.

b. Applicants are hereby granted the right to construct the home addition which may include cooking facilities.

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

d. Applicants 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.

e. Applicants must comply with all conditions set forth in the findings of fact.

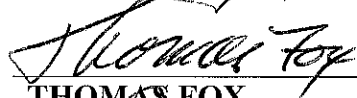
f. Failure to comply with any of these above-referenced conditions shall mean the immediate revocation of the relief granted herein.

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

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



PHILIP RABENA, CHAIRMAN



THOMAS FOX



JEFFREY GATTONE



WILLIAM HARST