

**IN RE: APPEAL OF IGLESIA** : **BEFORE THE ZONING HEARING**  
**PENTECOSTAL MOVIMIENTO DE FE, INC.,** : **BOARD OF THE CITY OF READING,**  
**RELATIVE TO A PROPERTY LOCATED AT** : **PENNSYLVANIA**  
**1124 SCHUYLKILL AVENUE AND 1119** :  
**LUZERNE STREET, CITY OF READING,** : **APPEAL NO. 2020-12**  
**BERKS COUNTY, PENNSYLVANIA** :  
: **VARIANCE, INTERPRETATION**  
: **AND/OR SPECIAL EXCEPTION**

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

**AND NOW**, this 16th day of February, 2021, hearings having been held on August 12, 2020, and January 20, 2021, upon the application of Iglesia Pentecostal Movimiento De Fe, 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. The Applicant is Iglesia Pentecostal Movimiento De Fe, Inc., with a mailing address of 1124 Schuylkill Avenue, Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of property located at 1124 Schuylkill Avenue (hereinafter Subject Property A) and 1119 Luzerne Street (hereinafter Subject Property B), in the City of Reading, Berks County, Pennsylvania.
3. Subject Property A is located in the Commercial Neighborhood (C-N) Zoning District and Subject Property B is located in the R-3 Zoning District as those terms and districts are defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter referred to as the “Zoning Ordinance”).
4. Applicant was represented by Kelsey Frankowski, Esquire, of Geogeadis Setley, 4 Park

Plaza, 2<sup>nd</sup> Floor, Wyomissing, PA 19610.

5. Applicant seeks a variance and special exception to expand an existing place of worship located at Subject Property A, to convert an existing residential property located at the Subject Property B into a worship facility; Applicant requests the worship facility be considered as a subordinate or accessory use to the existing place of worship located on Subject Property A; in addition, Applicant seeks variances from parking and dimensional requirements.

6. Subject Property A is located on a 14,374 +/- square foot property within the Commercial Neighborhood (C-N) Zoning District and contains the existing place of worship.

7. Subject Property B is located on a 9,350 +/- square foot property within the R-3 Residential Zoning District and contains an existing residential use as a one-family detached dwelling.

8. Subject Property A shares an entrance and exit with a neighboring laundromat.

9. Craig Lewis, Esquire, represented the neighboring property owners, Mr. and Mrs. Korn.

10. Mr. Lewis did not object to the proposed zoning use or dimensional requests but did ask for six (6) conditions to be set forth by the Board as follows:

a. Applicant shall confirm all new parking spaces comply with applicable dimensional requirements for off-street parking in the Zoning Ordinance;

b. Applicant, at its sole cost and expense, shall install a raised porkchop with sign indicating "No Right Turn" to preclude cut through traffic from the shared access drive to the rear alley. This would be installed on the Korn property where there is currently a dimension on the Applicant's plan reading 29.88';

c. Applicant, at its sole cost and expense, shall restripe all parking on the Korn property to be angled parking consistent with Applicant's Plan;

d. Applicant, at its sole cost and expense, shall install signs for each parking space on the Korn property indicating "NO CHURCH PARKING" (or similar approval by the Korns);

e. Applicant shall routinely inform parishioners they are not to park at the Korn property nor block circulation;

f. Applicant must obtain approval from the City of Reading to reopen the remainder of the alley to Luzerne Street. If the City of Reading refuses to permit reopening of the alley, any relief is null and void as the Plan is no longer feasible (additional parking on parsonage property would not be accessible and will exacerbate cut through traffic).

11. The Board finds the proposed relief, with conditions, will not be a detriment to the health, safety and welfare of the neighborhood and will not impact on-street parking or neighboring properties.

### **DISCUSSION**

Applicant seeks a variance to expand an existing place of worship at 1124 Schuylkill Avenue (C-N Zoning District) and a special exception to convert the detached residence on an adjacent lot known as 1119 Luzerne Street ( R-3 Zoning District) into an accessory worship facility, and variances from parking and dimensional requirements.

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. The Applicant is Iglesia Pentecostal Movimiento De Fe, Inc.
2. Subject Property A is located at 1124 Schuylkill Avenue, City of Reading, Berks County, Pennsylvania, and is in the C-N Commercial Neighborhood Zoning District.
3. Subject Property B is located at 1119 Luzerne Street, City of Reading, Berks County, Pennsylvania, and is in the R-3 Residential Zoning District.
4. Applicant requests relief to Applicant seeks a variance to expand an existing place of worship at 1124 Schuylkill Avenue (C-N Zoning District) and a special exception to convert the detached residence on an adjacent lot known as 1119 Luzerne Street ( R-3 Zoning District) into an accessory worship facility, and a variance from parking and dimensional requirements.
5. The Zoning Board is permitted to grant applications for variances and/or special exceptions and other relief as set forth in the Zoning Ordinance.

6. In order to grant the relief, Applicant must show it has satisfied the relevant sections of the Zoning Ordinance and all other required variances, special exceptions and/or interpretations.

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

a. Applicant is granted the requested relief subject to the following conditions:

(1) Applicant shall submit a Preliminary Land Development Plan to the City of Reading in order to address the provisions required by the Subdivision and Land Development Ordinance and the Steep Slopes Ordinance.

(2) Applicant shall submit a Final Land Development Plan for approval by the City of Reading, which approved Plan shall be recorded with the Berks County Recorder of Deeds.

(3) The Land Development Plan shall provide emphasis on the following: neighborhood compatibility, vehicular and pedestrian site accessibility, off-street parking and loading, stormwater management, sanitary sewage disposal, water supply, utilities, landscaping and buffer yard, solid waste disposal, exterior lighting and other supplemental requirements.

(4) A Stormwater Management Plan shall be submitted to the City of Reading in accordance with the provisions specified by the City of Reading and agencies with jurisdiction.

(5) All sanitary sewage disposal issues shall be resolved to the satisfaction of the City of Reading, including the reservation, permitting, installation and connection of the required sanitary sewage disposal improvements.

(6) All water supply issues shall be resolved to the satisfaction of the City of Reading, including the reservation, permitting, installation and connection of the required sanitary sewage disposal improvements.

(7) All proposed signs shall be located, designed, permitted and installed in accordance with the provisions specified by the City of Reading.

(8) Prior to occupancy, the buildings on Parcels A and B shall comply with

all fire, safety and accessibility requirements specified by the City of Reading.

(9) The proposed building addition for the place of worship on Parcel A shall comply with the building code requirements adopted by the City of Reading.

(10) The proposed conversion of the existing residential building on Parcel B shall comply with the building code requirements adopted by the City of Reading.

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

(12) 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.

(13) Applicant shall confirm all new parking spaces comply with applicable dimensional requirements for off-street parking in the Zoning Ordinance;

(14) Applicant, at its sole cost and expense, shall install a raised porkchop with sign indicating “No Right Turn” to preclude cut through traffic from the shared access drive to the rear alley. This would be installed on the Korn property where there is currently a dimension on the Applicant’s plan reading 29.88’;

(15) Applicant, at its sole cost and expense, shall restripe all parking on the Korn property to be angled parking consistent with Applicant’s Plan;

(16) Applicant, at its sole cost and expense, shall install signs for each parking space on the Korn property indicating “NO CHURCH PARKING” (or similar approval by the Korns);

(17) Applicant shall routinely inform parishioners they are not to park at the Korn property nor block circulation;

(18) Applicant must obtain approval from the City of Reading to reopen the remainder of the alley to Luzerne Street. If the City of Reading refuses to permit reopening of the alley, any relief is null and void as the Plan is no longer feasible (additional parking on parsonage property would not be accessible and will exacerbate cut through traffic).

(19) 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**

*/s/ Philip Rabena*

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**PHILIP RABENA, CHAIRMAN**

*/s/ Thomas Fox*

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**THOMAS FOX**

*/s/ Jeffrey Gattone*

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**JEFFREY GATTONE**

*/s/ Jared Barcz*

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**JARED BARCZ**