

**IN RE: APPEAL OF INGENIOUS CONSULTING SERVICES, LLC, RELATIVE TO A PROPERTY LOCATED AT 228 MOSS STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA**

**: BEFORE THE ZONING HEARING BOARD OF THE CITY OF READING, PENNSYLVANIA**

**: APPEAL NO. 2020-21**

**: VARIANCE, INTERPRETATION AND/OR SPECIAL EXCEPTION**

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

**AND NOW**, this 14th day of April, 2021, a hearing having been held on March 10, 2021, upon the application of Ingenious Consulting Services, 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 Ingenious Consulting Services, LLC, having a principal address at 640 Masonic Way #106, Belmont, CA 94002 (hereinafter referred to as “Applicant”).
2. Applicant is the fee simple owner of 228 Moss 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 requests relief to redevelop and revitalize a vacant warehouse building

located at the Subject Property with a conversion to a self-storage facility.

5. Applicant proposes a 3-story self-storage facility with a cumulative total of 19,305 square feet or 6,435 square feet per floor.

6. Applicant proposes 223 +/- self storage units, common areas and facilities on each floor, an elevator and stairs, 4 off-street parking spaces with access along Moss Street and 7 garage bays with access to Justice Avenue. The main entrance will be located along Moss Street.

7. Applicant is requesting relief from the following sections of the Zoning Ordinance:

- a. Section 600-301 – Zoning Permit
- b. Section 600-804.A. – Residential District – Dimensional requirements
- c. Section 600-913 – Shade tree requirement
- d. Section 600-1401 – Buffer strips
- e. Section 600-1501 – Private roads and driveways
- f. Section 600-1502 – Private parking areas
- g. Section 600-1503 – Private driveways
- h. Section 600-1505 – Sidewalks
- i. Section 600-1602 – Design and constructions
- j. Section 600-1604 – Off-street loading spaces

8. The proposed use of the Subject Property 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 Zoning Ordinance.

9. There were no objectors to the proposed relief.

### **DISCUSSION**

Applicant requests relief to redevelop and revitalize a vacant warehouse building located at the Subject property into a self-storage facility. The proposed relief is necessary to allow this redevelopment. 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 Ingenious Consulting Services, LLC.
2. The Subject Property is located at 228 Moss Street, City of Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the R-3 Zoning District.
4. Applicant seeks relief under Sections 600-301, 600-804.A., 600-913, 600-1401, 600-1501, 600-1502, 600-1503, 600-1505, 600-1602, 600-1604.
5. The Zoning Board is permitted to grant applications for variance(s) and/or special exception(s) 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.
7. After reviewing Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
  - a. Applicant is hereby granted the requested relief.
  - b. A Preliminary Land Development Plan shall be submitted addressing the provisions required by the Zoning Ordinance and the Subdivision and Land Development Ordinance.
  - c. A Final Land Development Plan shall be submitted for approval by the City of Reading and recorded with the Berks County Recorder of Deeds.
  - d. The Land Development Plan shall verify or determine if any adjacent dwellings, accessory buildings and/or site improvements are located within the Subject Property in pre and/or post development conditions. Any inadvertent encroachments shall be resolved

prior to municipal approval of the Land Development Plan.

e. The use of Justice Avenue and/or Rummel's Court should be reviewed by the Department of Public Works to determine that all vehicles can make the necessary turning movements for ingress and egress to the self-storage units or parking garages. If the Director of Public Works determines it necessary, the width of the alley or road shall be widened and improved as part of the Land Development Plan.

f. The Land Development Plan shall provide emphasis on neighborhood revitalization and redevelopment, vehicular and pedestrian site accessibility, off-street parking, stormwater management, sanitary sewage disposal, water supply, utilities, landscaping and buffer yard, solid waste disposal, and other supplemental requirements.

g. A Stormwater Management Plan must be submitted to the City of Reading in accordance with the provisions specified by the City of Reading and agencies with jurisdiction.

h. 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.

i. 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 water supply improvements.

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

k. The appropriate building and zoning permits shall be prepared and submitted to address all building code requirements for the building occupying the self-storage facilities.

- 1. The building shall comply with all fire, safety and accessibility requirements specified by the City of Reading prior to occupancy.
- m. Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.
- n. 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.
- o. 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 5 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/ William Harst*

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**WILLIAM HARST**

*/s/ Jared Barcz*

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**JARED BARCZ**