

**IN RE: APPEAL OF ELADIO
GUILLERMO RELATIVE TO A
PROPERTY LOCATED AT 1600
PERKIOMEN AVENUE, CITY OF
READING, BERKS COUNTY,
PENNSYLVANIA** : **BEFORE THE ZONING HEARING
BOARD OF THE CITY OF READING,
PENNSYLVANIA
:
APPEAL NO. 2020-24
:
VARIANCE, INTERPRETATION
AND/OR SPECIAL EXCEPTION**

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

AND NOW, this 10th day of March, 2020, a hearing having been held on February 16, 2020, upon the application of Eladio Guillermo, 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 Eladio Guillermo, an adult individual who resides at 1 Doe Run, Reading, Berks County, Pennsylvania 19607 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of 1600 Perkiomen Avenue, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the R-3 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. Applicant seeks relief to add two barber chairs/stations to an existing nonconforming barbershop located at the Subject Property.

5. On May 10, 2006, the Board granted Applicant relief to establish a barbershop with two salon or barber chairs on the first floor of the Subject Property (Appeal No. 2006-30),

6. Applicant stated there is an increased demand in services due to the heavily populated area and that increased revenues will allow him to replace the roof and windows in the building and add two additional positions.

7. Applicant's proposed hours of operation would be from 10:00 a.m. until 7:30 p.m., prevailing time, Monday through Saturday and he will be closed on holidays.

8. Applicant stated most of his customers walk to the barbershop so there should not be much of an increase in vehicular traffic.

9. Applicant testified and the Board finds the proposed use, with four chairs, will not be a detriment to the health, safety and welfare of the neighborhood.

10. There were no objections presented to the requested relief.

DISCUSSION

Applicant seeks a relief to add two barber chairs/stations to an existing nonconforming barbershop located on the first floor of the Subject Property.

CONCLUSIONS OF LAW

1. The Applicant is Eladio Guillermo.

2. The Subject Property is located at 1600 Perkiomen Avenue, Reading, Berks County, Pennsylvania.

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

4. Applicant seeks relief to add two barber chairs/stations to an existing nonconforming barbershop on the first floor 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) as set forth in the Zoning Ordinance.

7. In order to grant the variances, the Applicant must show that he has satisfied Sections 600-607.D.(6)(7) and 600-1201.A. of the Zoning Ordinance.

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

a. Applicant is hereby granted relief to operate a barbershop on the first floor of the Subject Property limited to four (4) barber chairs.

b. Applicant is hereby granted the special exception and variance from the strict terms of the off-street parking requirements.

c. Applicant shall not place any ATM machines, soda machines, vending machines, video machines, or jukeboxes at the Subject Property.

d. The window signage shall be limited to thirty percent (30%) of the glass area, or 600 square inches, whichever is greater.

e. Applicant shall obtain all requisite documents, including but not limited to, an occupancy permit and business privilege license.

f. If applicable, Applicant shall provide copies of the state issued licenses for a massage therapist and/or nail technician.

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

h. 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.

i. Applicant must comply with all conditions set forth in the findings of fact.

j. 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

PHILIP RABENA, CHAIRMAN

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ William Harst

WILLIAM HARST

/s/ Jared Barcz

JARED BARCZ