

IN RE: APPEAL OF HOPE RESCUE MISSION OF THE CITY OF READING, PA, RELATIVE TO A PROPERTY LOCATED AT 645 NORTH SIXTH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA : **BEFORE THE ZONING HEARING BOARD OF THE CITY OF READING, PENNSYLVANIA**
: **APPEAL NO. 2021-01**
: **VARIANCE, INTERPRETATION AND/OR SPECIAL EXCEPTION**

DECISION OF THE ZONING HEARING BOARD OF THE CITY OF READING

AND NOW, this 10th day of March, 2021, a hearing having been held on February 16, 2021, upon the application of Hope Rescue Mission of the City of Reading, PA, 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 Hope Rescue Mission of the City of Reading, PA, a Pennsylvania not-for-profit corporation, with a principal mailing address of 645 North Sixth Street, Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of property located at 645 North Sixth Street, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the M-C Manufacturing-Commercial 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 was represented by Konrad Jarzyna, Esquire.
5. Applicant seeks zoning approval to temporarily host travel trailers for emergency quarantine of homeless men at the Subject Property for a period of 180 days from the date of this decision. Sections 600-811 and 600-604.B. of the Zoning Ordinance.

6. Applicant submitted a temporary zoning permit application (#2020-580) on December 4, 2020, requesting approval to temporarily host County-owned travel trailers for emergency quarantine of homeless men on site.

7. The Zoning Administrator approved the zoning permit for a period not to exceed 60 days from the first day of lawful occupancy.

8. On January 6, 2021, Applicant submitted an application to the Board and is seeking an extension of time for the temporary use.

9. The Board finds the proposed relief will not be a detriment to the health, safety and welfare of the neighborhood.

10. There were no objections.

DISCUSSION

Applicant seeks relief to temporarily host travel trailers for emergency quarantine of homeless men at the Subject Property for a period of 180 days from the date of this decision. The proposed use is in keeping with the spirit and intent of the Ordinance. Applicant's proposed use will not be a detriment to the health, safety and welfare of the neighborhood.

CONCLUSIONS OF LAW

1. Applicant is Hope Rescue Mission of the City of Reading, PA.

2. The Subject Property is located at 645 North Sixth Street, City of Reading, Berks County, Pennsylvania 19601.

3. The Subject Property is located in the M-C Manufacturing-Commercial Zoning District.

4. Applicant seeks relief from Sections 600-811 and 600-604.A. of the Zoning Ordinance.

5. The Zoning Board is permitted to grant applications for variances and/or special exceptions and to interpret the Zoning Ordinance.

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

- a. Applicant is granted relief to use the travel trailers for a period of not more than 180 days from the date of the Board’s approval.
- b. Applicant shall provide a surety bond to the City of Reading in the amount of \$100,000.00 along with an agreement acceptable to the City Solicitor ensuring that the temporary trailers and associated toilet facilities will be removed at the expiration of the Board’s approval or upon failure to comply with any applicable building, fire or occupancy code.
- c. Applicant shall apply for all required building, trades and fire permits and submit to all inspections deemed necessary.
- d. Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.
- e. 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.
- 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 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