

IN RE: APPEAL OF RUSSELL SNYDER : **BEFORE THE ZONING HEARING**
a/k/a SHELDON SNYDER, AND DORETTA : **BOARD OF THE CITY OF READING,**
Y. SNYDER RELATIVE TO A PROPERTY : **PENNSYLVANIA**
LOCATED AT 1305 E. WYOMISSING :
BOULEVARD, CITY OF READING, BERKS : **APPEAL NO. 2021-14**
COUNTY, PENNSYLVANIA :
: **VARIANCE, INTERPRETATION**
: **AND/OR SPECIAL EXCEPTION**

DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING

AND NOW, this 9th day of June, 2021, a hearing having been held on May 12, 2021, upon the application of Russell Snyder a/k/a Sheldon Snyder and Doretta Y. Snyder, 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 Russell Snyder a/k/a Sheldon Snyder and Doretta Y. Snyder, adult individuals residing at 1305 E. Wyomissing Boulevard, Reading, Berks County, Pennsylvania 19611 (hereinafter referred to as the “Applicants”).
2. Applicants are the fee simple owners of real property located at 1305 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 were represented by Allen R. Shollenberger, Esquire.
5. Applicants seek a variance from the building setback requirements to construct a garage and related relief for the construction of a residential driveway at the Subject Property. Applicants also

seek a variance from Section 600-1503.B. due to the fact the proposed driveway is too close to the intersection.

6. The Subject Property currently has a one-family dwelling with an existing driveway and attached garage on a 43,450 +/- square foot lot.

7. Applicants seek to construct a 40' x 40' detached garage at the rear of the Subject Property and to add a new 12' x 171.63 driveway from the street to the garage.

8. Applicant stated the unique physical conditions of the Subject Property are such that parking in a garage on the lot is a safer alternative to on-street parking in the area in which the Subject Property is located and there is currently no parking area on the Subject Property.

9. The requested garage will permit Applicants to safely park their vehicles on the Subject Property.

10. The Subject Property is one of the larger properties in the neighborhood and is of adequate size to accommodate the proposed garage.

11. Applicants are requesting relief from the size limitation and rear yard setback requirements of the Zoning Ordinance in order to better utilize the Subject Property.

12. Applicant stated the granting of the variances will eliminate the hardship and allow the Subject Property to be better utilized to allow off-street parking.

13. Applicant stated the requested relief will not alter the essential character of the neighborhood or the zoning district, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor will the requested relief be detrimental to the public welfare.

14. The requested variances are the minimum variances that will afford the relief sought by the Applicants.

15. There were no objections to the proposed relief.

16. The Zoning Board finds the requested relief 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 or the zoning district in general.

DISCUSSION

Applicants seek variances from the building setback requirements to construct a garage and related relief for the construction of a residential driveway at the Subject Property. The Zoning Board finds the requested relief 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 or the zoning district.

CONCLUSIONS OF LAW

1. Applicants are Russell Snyder a/k/a Sheldon Snyder and Doretta Y. Snyder.
2. The Subject Property is located at 1305 E. Wyomissing Boulevard, City of Reading, Berks County, Pennsylvania 19611.
3. Applicants seek variances from the building setback requirements to construct a garage and related relief for the construction of a residential driveway at the Subject Property.
4. In order to grant the variances, Applicants must show they have satisfied the relevant sections of the Zoning Ordinance.
5. After reviewing the Applicants' request in detail, the Zoning Hearing Board enters the following decision:
 - a. Applicants are hereby granted all required zoning relief.
 - b. Applicant shall provide screening if determined necessary by the Zoning Administrator.
 - c. A revised site plan shall be submitted which demonstrates compliance with the relevant provisions referenced herein.
 - d. A Stormwater Management Plan shall be submitted to the City of Reading in accordance with the provisions specified by the City of Reading and must be approved by the Director of Public Works before the proposed construction may commence.
 - e. A driveway profile and plan shall be developed to demonstrate compliance with all pertinent requirements established by the City of Reading and the driveway shall be reviewed and approved by the Public Works Department.

f. The appropriate building and zoning permits shall be prepared and submitted to address all zoning and building code requirements for the Subject Property.

g. Applicant shall apply for any required building trades, fire permits and submit to appropriate inspections deemed necessary.

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

i. 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.

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 3 to 0.

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

PHILIP RABENA, CHAIRMAN

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ William Harst

WILLIAM HARST

JARED BARCZ