

IN RE: APPEAL OF GLADYS M. COSTE : **BEFORE THE ZONING HEARING**
RELATIVE TO A PROPERTY LOCATED : **BOARD OF THE CITY OF READING,**
AT 1355 PERKIOMEN AVENUE, CITY OF : **PENNSYLVANIA**
READING, BERKS COUNTY, :
PENNSYLVANIA : **APPEAL NO. 2021-23**
: **VARIANCE, INTERPRETATION**
: **AND/OR SPECIAL EXCEPTION**

DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING

AND NOW, this 10th day of November, 2021, a hearing having been held on October 13, 2021, upon the application of Gladys M. Coste, 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:

The Zoning Board finds the following facts:

1. Applicant is Gladys M. Coste, an adult individual who resides at 13 Carriage Drive, Wernersville, Berks County, Pennsylvania 19565 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of property located at 1355 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. The Subject Property consists of a semi-detached dwelling located on a 2,613 +/- square foot lot.
5. The existing two-story residential building has a documented history of use as a two-family dwelling since 1974.
6. Applicant purchased the Subject Property in 2004 as two documented residential dwelling units.

7. Applicant testified that in 2009 there were two residential dwelling units and she resided in the one unit.

8. In approximately 2014 or 2015 Applicant converted her residential dwelling unit into two units thereby creating a total of three residential dwelling units.

9. Applicant vacated the Subject Property in 2015.

10. After a property inspection on February 9, 2021, the Zoning Officer issued a zoning enforcement notice on February 16, 2021, due to the three residential dwelling units.

11. Applicant now seeks to appeal the determination of the Zoning Officer or alternatively seeks a variance or special exception to authorize the third dwelling unit which has been added to the Subject Property.

12. Applicant stated there are three parking spaces at the rear of the Subject Property.

13. Neighbors objected to the increase in dwelling units due to parking and traffic issues.

14. The Subject Property can be used in accordance with the strict terms of the Zoning Ordinance as a two-unit residential dwelling.

15. There is no hardship at the Subject Property.

16. The Zoning Board finds the conversion is a detriment to the health, safety and welfare of the neighborhood and is not in keeping with the spirit and intent of the Ordinance.

DISCUSSION

Applicant seeks to appeal a determination of the Zoning Office or alternatively seeks a variance or special exception to authorize a third dwelling unit which has been added to the Subject Property. The proposed use will be a detriment to the health, safety and welfare of the neighborhood and is not in keeping with the spirit and intent of the Ordinance. In addition, there is no hardship.

CONCLUSIONS OF LAW

1. Applicant is Gladys M. Coste.

2. The Subject Property is located at 1355 Perkiomen Avenue, City of Reading, Berks County, Pennsylvania.

3. The Subject Property is located in the R-3 Residential Zoning District.
4. The specific sections of the Zoning Ordinance appealed are 600-802A. and B.
5. The Zoning Board is permitted to provide interpretation and grant applications for variances as set forth in the relevant sections of the Zoning Ordinance.
6. In order to grant the requested variances, Applicant must show she has satisfied the relevant sections of the Zoning Ordinance.
7. After reviewing the Applicant's request in detail, the Zoning Board enters the following Decision:
 - a. Applicant is hereby denied the requested relief because:
 - (1) Applicant can use the Subject Property within the strict terms of the Zoning Ordinance;
 - (2) There is no hardship at the Subject Property; and
 - (3) The creation of three (3) units would be a detriment to the neighborhood.

The decision of this Board is by a vote of 4 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

