

IN RE: APPEAL OF JAIRO HECTOR ORDONEZ-ZAPATA RELATIVE TO A PROPERTY LOCATED AT 324 BARTLETT STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2509-0032 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 10th day of December, 2025, a hearing having been held on November 12, 2025, upon the application of Jairo Hector Ordonez-Zapata, 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 Jairo Hector Ordonez-Zapata, an adult individual with a mailing address of 301 Lombard Street, Reading, Berks County, Pennsylvania 19604 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of property located at 324 Bartlett Street, City of Reading, Berks County, Pennsylvania 19611 (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the R-2 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 was represented by Mark H. Koch, Esquire, of 217 N. Sixth Street, Reading, Pennsylvania 19601.
5. Applicant is requesting variances to subdivide the Subject Property into two lots and construct a single-family semi-detached dwelling with associated off-street parking spaces on the proposed lots.

6. The Subject Property is currently vacant, is approximately 7,840 square feet or approximately 0.18 acres, and has an extremely irregular and unusual configuration.

7. Applicant seeks to redevelop the Subject Property to improve the overall character of the neighborhood.

8. Applicant stated that Lot 1 is located on the south side of the Subject Property and is rectangular in shape with a very unusual hook to the left and Lot 2 is located on the north side of the Subject Property which is a more regular rectangular shaped lot.

9. Based on the location of the Subject Property and the surrounding residential uses, Applicant is proposing a reasonably sized residential unit approximately 15 feet wide by 50 feet deep.

10. Applicant stated Lot 1 is compliant with the dimensional requirements in the R-2 Zoning District and does not require zoning relief.

11. Applicant's request for dimensional variances includes minimum lot size, minimum lot width, maximum building coverage and maximum impervious coverage for Lot 2.

12. Specifically, Applicant seeks relief from Section 600-803.A. of the Zoning Ordinance as follows:

Pertaining to One Family Semi-Detached Dwelling Use:

- a. Minimum Lot Size
Required – 2,500 square feet
Proposed for Lot 2 – 2,040 square feet
- b. Minimum Lot Width
Required – 25 feet
Proposed for Lot 2 – 19.7 feet
- c. Maximum Building Coverage
Required – 35%
Proposed for Lot 2 – 36.8%
- d. Maximum Impervious Coverage
Required – 55%
Proposed for Lot 2 – 75%

13. Subsequent to the submission of Applicant's zoning application, Applicant had discussions with the zoning office regarding parking issues at the Subject Property under Sections 600-803.D and 600-1602.B of the Zoning Ordinance.

14. Applicant originally requested relief for parking in the front of the Subject Property on Bartlett Street.

15. Applicant can provide parking at the rear of the Subject Property via access through an existing alley at the rear of the Subject Property as long as relief is granted for 75% impervious coverage for Lot 2.

16. The zoning officer stated that even though the Applicant is requesting greater impervious coverage for Lot 2, parking in the rear is a much better design than parking in the front of the Subject Property and the zoning office will support the rear parking plan.

17. Applicant stated the requested variances represent the minimum relief necessary to reasonably develop the Subject Property and the development of the Subject Property will not appreciably alter the character of the site or surrounding neighborhood.

18. Applicant stated the granting of the requested relief will not substantially or permanently impair the ability to use or develop adjacent properties nor create conditions that would be considered detrimental to the public welfare.

19. There were no objections presented at the hearing.

DISCUSSION

Applicant is requesting variances to subdivide the Subject Property into two lots and to construct a single-family semi-detached dwelling with associated off-street parking spaces to the rear of the Subject Property. The Board finds the proposed use is in keeping with the spirit and intent of the Ordinance and will not be a detriment to the health, safety and welfare of the neighborhood or the zoning district.

CONCLUSIONS OF LAW

1. Applicant is Jairo Hector Ordonez-Zapata.

2. The Subject Property is located at 324 Bartlett Street, Reading, Berks County, Pennsylvania 19604.

3. The Subject Property is located in the R-2 Residential Zoning District.

4. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.

5. The Zoning Board is permitted to provide interpretation and grant applications for variances and/or special exceptions as set forth in the relevant sections of the Zoning Ordinance.

6. In order to grant the requested variance and/or special exception, Applicant must show he has satisfied the relevant sections of the Zoning Ordinance.

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

a. Applicant is granted the requested relief to subdivide the Subject Property into two lots and to construct a single-family semi-detached dwelling as set forth in the Plans submitted at the hearing with the exception of the parking plan.

b. Applicant shall submit a revised parking plan providing for parking at the rear of the Subject Property via access from the existing alley.

c. A Preliminary Land Development Plan, if necessary, shall be prepared to address the provisions required by the Subdivision and Land Development Ordinance (Chapter 515 of the City of Reading Code).

d. A Final Land Development Plan, if necessary, shall be prepared for approval by the City of Reading and recorded with the Berks County Recorder of Deeds.

e. 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.

f. 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.

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

h. Applicant shall apply for all required building, trades and fire permits and submit to all required inspections deemed necessary.

i. The building shall comply with all fire, safety and accessibility requirements specified by the City of Reading prior to occupancy.

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

k. 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.

l. 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, CHAIRPERSON

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Jared Barcz

JARED BARCZ

/s/ Charles Jones

CHARLES JONES