

**IN RE: APPEAL OF CANELA &
TAVAREZ, LLC, RELATIVE TO A
PROPERTY LOCATED AT 108 OLEY
STREET, CITY OF READING, BERKS
COUNTY, PENNSYLVANIA**

**: BEFORE THE ZONING HEARING
: BOARD OF THE CITY OF READING,
: PENNSYLVANIA
:
: APPEAL NO. 2510-0034
:
: VARIANCE, INTERPRETATION
: AND/OR SPECIAL EXCEPTION**

**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, Alvin Canela on behalf of Canela & Tavarez, LLC, 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. Applicant is Alvin Canela as an authorized member of Canela & Tavarez, LLC, a Pennsylvania limited liability company, with a registered address of 36 Menganser Drive, Sinking Spring, Berks County, Pennsylvania 19608 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the real property located 108 Oley Street, City of Reading Berks County, Pennsylvania (hereinafter referred to as “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 was represented by Joan E. London, Esquire, of Kozloff Stoudt, 2640 Westview Drive, Wyomissing, Pennsylvania 19610.
5. Testimony was also presented by Applicant’s architect, Mark J. Schillaci of Schillaci Architects, 141 North Reamstown Road, Stevens, Pennsylvania 17578.

6. Applicant is requesting special exception approval for adaptive reuse of the Subject Property for a commercial space on the first floor and four (4) residential dwelling units on the second floor pursuant to Section 600-1202 of the Zoning Ordinance. In addition, Applicant is seeking a variance from the off-street parking requirements to allow five parking spaces in the basement level pursuant to Section 600-1603 of the Zoning Ordinance.

7. Adaptive reuse is allowed as a special exception use within the R-3 Zoning District per Sections 600-804.B.(4) and 600-1202.A. of the Zoning Ordinance.

8. The Subject Property is a vacant two (2) story building in very poor condition.

9. Applicant is proposing two (2) one-bedroom and two (2) two-bedroom apartments on the second floor which meet the minimum dimensional requirements for one-bedroom and two-bedroom apartments.

10. The use for the commercial space is to be determined, and Applicant understands additional zoning approval will be required for any commercial use on the first floor.

11. Applicant is proposing five (5) parking spaces in the basement level of the Subject Property which are accessible from an existing concrete ramp that comes in from Oley Street.

12. Each parking space would meet the parking space requirements in that each space would be 9' wide and 18' deep.

13. Applicant stated there would be no change to the building footprint or exterior changes beyond cosmetic improvements.

14. Applicant stated there would not be any negative impacts on neighboring properties.

15. The Zoning Board had concerns regarding the parking plan in the basement level.

16. There were no objections to the requested relief.

DISCUSSION

Applicant is requesting special exception approval for adaptive reuse of the Subject Property for a commercial space on the first floor and four (4) residential dwelling units on the second floor pursuant to Section 600-1202 of the Zoning Ordinance. In addition, Applicant is seeking a variance from the off-

street parking requirements to allow five (5) parking spaces in the basement level pursuant to Section 600-1603 of the Zoning Ordinance. The Board finds the proposed use will not be a detriment to the health, safety and welfare of the neighborhood and is in keeping with the spirit and intent of the Ordinance as long as Applicant complies with the conditions set forth below.

CONCLUSIONS OF LAW

1. Applicant is Alvin Canela on behalf of Canela & Tavarez, LLC.
2. The Subject Property is located at 108 Oley Street, Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. The specific sections of the Zoning Ordinance appealed are Sections 600-1202 (adaptive reuse) and 600-1603 (off-street parking requirements).
5. The Zoning Board is permitted to provide interpretation and grant applications for variances, special exceptions and adaptive reuse as set forth in the relevant sections of the Zoning Ordinance.
6. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.
7. In order to grant the requested relief, Applicant must show it has satisfied the relevant sections of the Zoning Ordinance.
8. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
 - a. Applicant is granted a special exception for adaptive reuse for the commercial space on the first floor and four (4) residential apartment units on the second floor.
 - b. Applicant is granted a variance for only three (3) parking spaces on the basement level of the Subject Property.
 - c. Applicant shall comply with all pertinent provisions for Adaptive Reuse considering the Residential Apartment Uses, as prescribed by the Zoning Ordinance.

d. Applicant shall install a fire alarm system and sprinkler system in accordance with the Fire Marshall's requirements prior to the issuance of any Certificates of Occupancy for the dwelling units.

e. A Minor Land Development Plan, if necessary, shall be submitted and approved by the Planning Commission.

f. 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.

g. 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.

h. Façade drawings, if necessary, shall be submitted to the Zoning Administrator for approval.

i. The parking spaces shall be clearly marked with lines and/or wheel stops and at least one parking space shall be designated as an ADA, van-accessible space.

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

k. The appropriate building and zoning permits shall be prepared and submitted to address all building code requirements for the proposed residential apartment units.

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

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

n. 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.

o. Failure to comply with any of the 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/ Jared Barcz

JARED BARCZ

/s/ Charles Jones

CHARLES JONES