

IN RE: APPEAL OF HARDWICK REAL ESTATE, LLC, RELATIVE TO A PROPERTY LOCATED AT 1330 GREENWICH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2603-0007 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 13th day of May, 2026, a hearing having been held on April 8, 2026, upon the application of Hardwick Real Estate, 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 Hardwick Real Estate, LLC, a Pennsylvania Limited Liability Company, with a principal mailing address of 53 North Calder Way, Phoenixville, Pennsylvania 19460 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 1330 Greenwich 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 at the hearing by Joan E. London, Esquire, of Kozloff Stoudt, 2640 Westview Drive, Wyomissing, Pennsylvania 19610.
5. Applicant is seeking variances from Section 600-804.B. (allowed uses in R-3 Residential District) and Section 600-1603.I(1) (location of parking spaces), and any other relief required, to

construct an attached two-unit residential dwelling on a currently vacant lot with off-site parking more than 300 feet from the Subject Property.

6. The R-3 Zoning District permits single-family dwellings, both attached and detached, as well as multi-family dwellings, but does not permit a two-unit attached residential dwelling.

7. The Subject Property is bounded on the north by Greenwich Street, on the east by 1332 Greenwich Street, on the south by an alley, and on the west by Linden Street.

8. The Subject Property is a long narrow currently vacant lot consisting of approximately 12.8 feet in width and 88.7 feet in depth without off-street parking.

9. Applicant purchased the Subject Property on July 17, 2025, as a vacant lot.

10. Applicant proposes the attached two-unit residential dwelling to replace a structure that was demolished under the City's demolition program in 2023, assumedly for dangerous or dilapidated conditions.

11. Each dwelling unit will have a main floor with living, dining, and kitchen areas and a half bath and two bedrooms and a bathroom on the second floor.

12. Each dwelling unit will consist of approximately 600 square feet.

13. The separate entrances to the two dwelling units would be located on Linden Street.

14. The size and shape of the Subject Property do not allow for off-street parking while meeting building and impervious coverage requirements and there are no private or public off-street parking facilities within 300 feet of the Subject Property.

15. Applicant is attempting to obtain the required three parking spaces at either a private lot located at 601 North 12th Street, which is approximately 753 feet away from the Subject Property or a private lot known as Pompey's Parking at 1312 Oley Street, which is less than 300 feet away from the Subject Property.

16. Applicant agreed as a condition of approval that it would enter into an agreement leasing parking spaces for the residents of the Subject Property.

17. Applicant stated the Subject Property is approximately the same size and dimensions as

most other residential lots on the same block and the surrounding neighborhood which have residential dwelling units on them and the statement of purpose for the R-3 Residential District states it is intended to accommodate higher-density residential uses.

18. Applicant stated the granting of the requested relief would not create any negative impacts such as traffic, noise, odors, fumes or overcrowding.

19. Applicant stated the construction of the attached two-unit residential dwelling on a vacant lot will have a positive impact on the neighborhood by satisfying the demand for clean, safe housing and curtailing the blighting effect of vacant properties on the surrounding area.

20. Applicant stated the variances are the minimum variances needed to allow the reasonable use of the Subject Property.

21. There were no objections to the requested relief.

DISCUSSION

Applicant is seeking variances from Section 600-804.B. (allowed uses in R-3 Residential District) and Section 600-1603.I(1) (location of parking spaces), and any other relief required to construct an attached two-unit residential dwelling on a currently vacant lot with off-site parking more than 300 feet from the Subject Property.

The Board finds the proposed use will not be detrimental to the health, safety or welfare of the neighborhood or the zoning district in general as long as Applicant complies with the conditions set forth below.

CONCLUSIONS OF LAW

1. Applicant is Hardwick Real Estate, LLC.
2. The Subject Property is located at 1330 Greenwich Street, City of Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is seeking variances from Section 600-804.B. (allowed uses in R-3 Residential District) and Section 600-1603.I(1) (location of parking spaces), and any other relief required to construct

an attached two-unit residential dwelling on a currently vacant lot with off-site parking more than 300 feet from the Subject Property.

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

6. The Zoning Board is permitted to grant applications for variances and/or special exceptions and other relief as set forth in the Zoning Ordinance.

7. In order to grant the 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 hereby granted the requested variances subject to the following conditions:

i. Applicant shall provide a signed lease for the required parking spaces.

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

iii. 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).

iv. 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.

v. 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.

vi. 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.

vii. The building shall comply with all fire, safety and accessibility requirements specified by the City of Reading.

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

ix. 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.

x. 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/ Jared Barcz

JARED BARCZ, CHAIRMAN

/s/ Philip Rabena

PHILIP RABENA

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Charles Jones

CHARLES JONES