

IN RE: APPEAL OF EULIS MANUEL MARTINEZ ESTEVEZ RELATIVE TO A PROPERTY LOCATED AT 551 GORDON STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2511-0038 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 14th day of January, 2026, a hearing having been held on December 10, 2025, upon the application of Eulis Manuel Martinez Estevez, 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 Eulis Manuel Martinez Estevez, an adult individual residing at 551 Gordon Street, City of Reading, Berks County, Pennsylvania 19601(hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 551 Gordon Street, City of Reading, Berks County, Pennsylvania 19601 (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. Applicant is seeking a special exception to add a family child care home use to the existing single-family residential dwelling under Sections 600-1201 and 600-1202 of the Zoning Ordinance and any other relief required to operate the family child care home.

5. Applicant would like to provide daycare for four to six children.

6. Applicant is proposing hours of operation from 6:00 a.m. to 5:00 p.m., prevailing time, Monday through Friday.

7. Applicant's spouse will assist him with the daycare.

8. Applicant, his spouse and child will be residing in the Subject Property.

9. Applicant stated he will provide meals for the children.

10. Applicant stated there is an existing fenced in outdoor play area.

11. Applicant stated there is one parking space in the rear of the Subject Property with access from Miltimore Street for parents to drop off and pick up their children and they would access the home through the back door.

12. Applicant stated the children who are being walked to the Subject Property from the neighborhood would use the front door of the Subject Property.

13. Applicant understands he must apply for the appropriate licenses and reviews by the Pennsylvania Department of Human Services and other agencies.

14. There were no objections presented at the hearing.

15. The Zoning Board finds that pursuant to Applicant's submitted floor plan, there is 524 square feet of habitable area for the child care use.

16. The Zoning Board finds the measurements appear to be inconsistent with the lot dimensions set forth in county records.

17. In addition, the site plan shows an “outdoor play area” measuring 630 square feet whereas a measurement of the grass area using the Berks County Assessment Property Search map indicates an area of 189 square feet.

18. Section 600-1603 of the Zoning Ordinance states a total number of parking spaces required for the residential and child care use is three, two for the residence and one for the child care.

19. Although Applicant has designated the parking space in the rear of the Subject Property for pick-up/drop-off, additional relief is required since there is not sufficient parking provided for all uses at the Subject Property.

20. Applicant needs to provide a survey for the outdoor spaces to provide accurate dimensions for consideration of the Zoning Board or his application is denied. The request for continuance must be in writing to the Zoning Administrator by January 16, 2026, or the relief is denied.

DISCUSSION

Applicant is seeking a special exception to add a family child care home use to the existing single-family residential dwelling under Sections 600-1201 and 600-1202 of the Zoning Ordinance and any other relief required to operate the family child care home.

Applicant’s testimony and site plan is inconsistent with the lot dimensions of the Subject Property and Applicant has not complied with the parking requirements.

CONCLUSIONS OF LAW

1. Applicant is Eulis Manuel Martinez Estevez.
2. The Subject Property is located at 551 Gordon Street, City of Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the R-3 Residential Zoning District.

4. 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.

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

6. In order to grant the 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: Applicant is hereby denied the requested special exception to operate a family home daycare at the Subject Property due to inconsistencies with the lot dimensions and failure to comply with the parking requirements.

8. Applicant has until January 16, 2026, to request a continuance and supplement the record with a survey. Failure to do so will result in a final denial.

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