

IN RE: APPEAL OF JAFT, LLC,	:	BEFORE THE ZONING HEARING
RELATIVE TO A PROPERTY	:	BOARD OF THE CITY OF READING,
LOCATED AT 645 NORTH NINTH	:	PENNSYLVANIA
STREET, CITY OF READING, BERKS	:	
COUNTY, PENNSYLVANIA	:	APPEAL NO. 2408-0023
	:	
	:	VARIANCE, INTERPRETATION
	:	AND/OR SPECIAL EXCEPTION

**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 9th day of October, 2024, a hearing having been held on September 11, 2024, upon the application of JAFT, 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:

The Zoning Board finds the following facts:

1. Applicant is JAFT, LLC, a Pennsylvania Limited Liability Company, with a principal mailing address of P.O. Box 1496, Pottstown, PA 19464 (hereinafter referred to as “Applicant”).
2. Applicant is the fee simple owner of property located at 645 North Ninth Street, 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. Applicant is seeking a special exception to convert a single-family dwelling into a two-family dwelling. In the alternative, Applicant is requesting an appeal of the determination by the Zoning Officer and the process outlined in Section 600-1204(B) that permits the Zoning

Administrator to determine whether or not the conditional use sought is one which is specifically authorized as a conditional use in the zoning district wherein the Applicant is seeking a conditional use, or any required relief to convert the Subject Property into a two-family dwelling.

5. Applicant was represented by Osmer Deming, Esquire, of 38 North Sixth Street, Reading, PA 19601.

6. After hearing testimony, the Zoning Board recommends that City Council determine if this use is allowed as a conditional use under the relevant sections of the Zoning Ordinance

DISCUSSION

Applicant is seeking a special exception to convert a single-family dwelling into a two-family dwelling. In the alternative, Applicant is requesting an appeal of the determination by the Zoning Officer and the process outlined in Section 600-1204(B) that permits the Zoning Administrator to determine whether or not the conditional use sought is one which is specifically authorized as a conditional use in the zoning district wherein the Applicant is seeking a conditional use, or any required relief to convert the Subject Property into a two-family dwelling.

CONCLUSIONS OF LAW

1. Applicant is JAFT, LLC.
2. The Subject Property is located at 645 North Ninth Street, Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant seeks relief from Sections 600-804.B., 600-1201.D. and 600-1204.B. of the Zoning Ordinance.
5. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.

6. 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.

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

(a) The Zoning Board determines that Applicant must apply for a conditional use under the relevant sections of the Zoning Ordinance.

The decision of this Board is by a vote of 3 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

Absent

WILLIAM HARST