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| <b>IN RE: APPEAL OF YLUMINADA ARIAS<br/>         RELATIVE TO A PROPERTY LOCATED<br/>         AT 1506 N. 13<sup>TH</sup> STREET, CITY OF<br/>         READING, BERKS COUNTY,<br/>         PENNSYLVANIA</b> | <b>: BEFORE THE ZONING HEARING<br/>         : BOARD OF THE CITY OF READING,<br/>         : PENNSYLVANIA<br/>         :<br/>         : APPEAL NO. 2409-0028<br/>         :<br/>         : VARIANCE, INTERPRETATION<br/>         : AND/OR SPECIAL EXCEPTION</b> |
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**DECISION OF THE ZONING HEARING  
 BOARD OF THE CITY OF READING**

**AND NOW**, this 11th day of December, 2024, a hearing having been initiated on November 13, 2024, upon the application of Yluminada Arias, 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. Pursuant to Applicant’s zoning application, Applicant is Yluminada Arias, an adult individual residing at 1506 N. 13<sup>th</sup> Street, Reading, Berks County, Pennsylvania 19604.
2. Applicant submitted an Application to the Zoning Board seeking relief to establish a daycare center at the property located at 1506 N. 13<sup>th</sup> Street, Reading, Berks County, Pennsylvania (“Subject Property”).
3. Applicant did not appear at the hearing scheduled on November 13, 2024.
4. Applicant has not demonstrated that she has fulfilled any of the requirements with respect to the requested relief.

**DISCUSSION**

Applicant filed an Application seeking relief to establish a daycare center at the Subject Property. Applicant did not appear at the scheduled and advertised hearing. Applicant has not proven her case.

**CONCLUSIONS OF LAW**

1. Applicant did not appear at the scheduled and advertised zoning hearing; and, therefore, has not proven her case.

2. In order to grant a variance and/or special exception, Applicant must show she has satisfied the relevant sections of the Zoning Ordinance.

3. Due to the fact Applicant did not appear before the Zoning Board and did not provide the Zoning Officer in a timely fashion a written statement requesting a continuance, the Zoning Board hereby denies the requested relief.

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/ William Harst

**WILLIAM HARST**

/s/ Jared Barcz

**JARED BARCZ**