

IN RE: APPEAL OF CYRUS PROOFS, LLC, RELATIVE TO A PROPERTY LOCATED AT 114 ROBESON STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2506-0020 : : 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 August, 2025, a hearing having been held on July 9, 2025, upon the application of Cyrus Proofs, 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 Cyrus Proofs, LLC, a Pennsylvania Limited Liability Company, with a principal mailing address of 4343 Saratoga Drive, Bethlehem, PA 18020 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 114 Robeson Street, City of Reading, Berks County, Pennsylvania 19601 (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, PA 19610.
5. Applicant is seeking a dimensional variance from the minimum lot size, maximum building coverage, minimum lot width, rear yard setback, off-street parking requirements, and any other

relief required to construct a single-family dwelling on the Subject Property.

6. The Subject Property consists of a 15' x 80' (1,200 square feet) nonconforming vacant lot which at one time had a residential dwelling on it.

7. The Subject Property is a long, narrow, irregularly shaped lot which presents a hardship to develop.

8. Applicant proposes a three-story single-family home with a garage on the first floor along with a living area and powder room, three bedrooms and a full bath on the second floor, and an additional bedroom and bath on the third floor.

9. The proposed residential dwelling is a use permitted by right in the R-3 Zoning District.

10. The proposed home would be approximately 15' wide x 70.3' in length (approximately 866 square feet).

11. Applicant seeks the following variances from the dimensional requirements of Section 600-804.A.:

a. 1,800 square foot minimum lot size where lot has an area of approximately 1,200 square feet;

b. 20' rear yard setback where the proposed setback is 10';

c. 60% maximum building coverage (allowing 720 square feet) where proposed building coverage is 866.41 square feet (approximately 72% building coverage).

12. Applicant stated the garage on the first floor of the Subject Property which is accessed from Robeson Street will satisfy the off-street parking requirements.

13. Applicant has made no changes to the Subject Property since its purchase and the size and shape of the lot pre-existed Applicant's ownership.

14. 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.

15. Applicant stated there will be no increase in traffic, traffic congestion, or overcrowding

as a result of one additional residence.

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

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

18. There were no objections to the requested relief.

DISCUSSION

Applicant is seeking a dimensional variance from the minimum lot size, maximum building coverage, minimum lot width, rear yard setback, off-street parking requirements, and any other relief required to construct a single-family dwelling on 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.

CONCLUSIONS OF LAW

1. Applicant is Cyrus Proofs, LLC.
2. The Subject Property is located at 114 Robeson Street, City of Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is seeking a dimensional variance from the minimum lot size, maximum building coverage, minimum lot width, rear yard setback, off-street parking requirements, and any other relief required to construct a single-family dwelling on 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 and any other associated relief subject to the following conditions:

i. Applicant is not approved with respect to the curb cut for the garage and the garage.

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/ Philip Rabena

PHILIP RABENA, CHAIRPERSON

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Jared Barcz

JARED BARCZ

/s/ Charles Jones

CHARLES JONES