

IN RE: APPEAL OF DIGNA CARPIO RELATIVE TO A PROPERTY LOCATED AT 1333 PERKIOMEN AVENUE, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2507-0025 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 10th day of September, 2025, a hearing having been held on August 13, 2025, upon the application of Digna Carpio, 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 Digna Carpio, an adult individual residing at 604 East Bellevue Avenue, Reading, Berks County, Pennsylvania (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the real property located at 1333 Perkiomen Avenue, 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 was represented by Joan E. London, Esquire, of Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610.
5. Applicant seeks relief under Section 600-804.C.(4) to convert a single-family dwelling into three dwelling units.

6. The Subject Property consists of a three-story building constructed in approximately 1890 with seven bedrooms and three and a half bathrooms for an approximate total of 2,730 square feet.
7. Applicant stated the Subject Property is too large for use as a single-family dwelling with little or no market for a single-family dwelling of that size.
8. The first floor is 1088 square feet and will be a 2-bedroom apartment.
9. The second floor is 1,064 square feet and will be a 3-bedroom apartment.
10. The third floor is 864 square feet and will be a 2-bedroom apartment.
11. The first floor unit will have its own independent entrance and there will be a shared stairway to access the upper units.
12. There will be no changes to the height or footprint of the building on the Subject Property.
13. Apartments are a use permitted by right in the R-3 Zoning District.
14. Applicant is going to demolish the walls of the deteriorating existing garage but keep the roof which will allow parking for five vehicles for the tenants of the residential dwelling units.
15. Applicant will have rules in effect for tenants to avoid noise, fumes, odors, overcrowding or other negative impacts on the area.
16. There will be no increase in traffic, traffic congestion or overcrowding.
17. There were no objections presented at the hearing.
18. The Zoning Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be detrimental to the health, safety and welfare of the neighborhood or the zoning district.

DISCUSSION

Applicant seeks relief under Section 600-804.C.(4) to convert a single-family dwelling into three dwelling units.

The Zoning Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be detrimental to the health, safety and welfare of the neighborhood or the zoning district.

CONCLUSIONS OF LAW

1. Applicant is Digna Carpio.
2. The Subject Property is located at 1333 Perkiomen Avenue, Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. The specific sections of the Zoning Ordinance appealed are 600-804.C.(4).
5. 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.
6. In order to grant the requested variance and/or special exception, Applicant must show she has satisfied the relevant sections of the Zoning Ordinance.
7. The Board incorporates the findings of fact as though fully set forth at length herein.
8. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
 - a. Applicant is hereby granted permission for three (3) dwelling units at the Subject Property subject to the following conditions:
 - (1) Applicant must submit an application for Conditional Use with City Council.
 - (2) Applicant shall not rent to more than three (3) unrelated persons for each unit.
 - (3) Before a Certificate of Occupancy can be issued, Applicant must provide to the Zoning Administrator sufficient documentation that all plumbing, heating and electrical equipment and facilities are adequate and appropriate for the proposed use and make the entire building available

for inspection by the Property Maintenance Division.

(4) Applicant shall attend a One Stop meeting with the Building and Fire Inspectors to ensure compliance with all applicable Building and Fire Codes.

(5) Applicant shall apply for any required building trades, fire permits and submit to appropriate inspections deemed necessary.

(6) Applicant shall comply with all relevant fire, building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.

(7) 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.

(8) 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, CHAIRMAN

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Jared Barcz

JARED BARCZ

/s/ Charles Jones

CHARLES JONES