

IN RE: APPEAL OF MICHAEL STONER RELATIVE TO A PROPERTY LOCATED AT 1123 N. 12TH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2509-0030 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
 BOARD OF THE CITY OF READING**

AND NOW, this 12th day of November, 2025, a hearing having been held on October 8, 2025, upon the application of Michael Stoner, 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 Michael Stoner, an adult individual, with a mailing address of 180 Hertzog Valley Road, Denver, Lancaster County, Pennsylvania 17517 (hereinafter referred to as “Applicant”).
2. Applicant is the fee simple owner of property located at 1123 N. 12th 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 variance to convert a property registered as a single-family dwelling into two dwelling units and any other relief required to use the Subject Property as two dwelling units; in the alternative, Applicant is seeking an appeal of the Zoning Administrator’s determination.
5. The conversion of a one-family dwelling into two or more dwelling units is prohibited in the R-3 Zoning District. See Section 600-804.B.(3).

6. Applicant's zoning permit was, therefore, denied by the Zoning Office, and Applicant is requesting a variance from this provision.

7. Applicant testified that when he purchased the Subject Property on April 19, 2025, it was already configured as a two-unit property as each floor has a living room, kitchen, bathroom, and bedrooms.

8. Applicant proposes a one-bedroom apartment on the first floor and a two-bedroom apartment on the second floor.

9. Applicant testified the building is separately metered for electric and was able to produce electric bills from 2019.

10. Applicant testified there is sufficient on-street parking.

11. The Zoning Board finds that the proposed dwelling units comply with the minimum required habitable area as per Section 600-1203.D.(2) of the Zoning Ordinance as long as the second floor is only configured for two bedrooms.

12. 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 and the zoning district.

DISCUSSION

Applicant is seeking a variance to convert a property registered as a single-family dwelling into two dwelling units and any other relief required to use the Subject Property as two dwelling units; in the alternative, Applicant is seeking an appeal of the Zoning Administrator's determination.

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 and the zoning district as long as he complies with the conditions set forth below.

CONCLUSIONS OF LAW

1. Applicant is Michael Stoner.

2. The Subject Property is located at 1123 N. 12th Street, Reading, Berks County, Pennsylvania.

3. The Subject Property is located in the R-3 Residential Zoning District.

4. The specific section of the Zoning Ordinance appealed is Section 600-804.B.(3).

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. In order to grant the requested variance and/or special exception, Applicant must show he 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 permission for a one-bedroom dwelling unit on the first floor and a two-bedroom dwelling unit on the second floor 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 dwelling 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 3 to 0 .

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

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Jared Barcz

JARED BARCZ

/s/ Charles Jones

CHARLES JONES