

IN RE: APPEAL OF OVEJAS NEGRA, LLC, DBA UNITED INSURANCE, LLC, RELATIVE TO A PROPERTY LOCATED AT 1800 HAMPDEN BOULEVARD, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2606-0012 : : 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 August, 2026, a hearing having been held on July 8, 2026, upon the application of Ovejas Negra, LLC, DBA United Insurance, 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 Ovejas Negra, LLC, DBA United Insurance, LLC, with a mailing address of 1800 Hampden Boulevard, Reading, Berks County, Pennsylvania 19604 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 1800 Hampden Boulevard, City of Reading, Berks County, Pennsylvania 19604 (hereinafter referred to as “Subject Property”).
3. The Subject Property is located in the R-1 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 is seeking a variance from the dimensional requirements of Section 600-607.D(1) of the Zoning Ordinance to expand the existing building located on the Subject Property.

6. The Subject Property is a corner lot that is triangular in shape and consists of approximately 5,663 square feet (.13 acres total) along Hampden Boulevard, Bern Street and Elder Street.
7. The Subject Property has been used as an insurance office since July 9, 2020.
8. The Subject Property sustained severe property damage due to a motor vehicle crashing into the existing building in April of 2026.
9. Applicant is reconstructing the damaged area and would like to expand the building footprint by approximately 6 feet by adding 153 square feet to accommodate the use of the building for an office and to expand some more modern amenities such as extra office space and a larger kitchen area.
10. The proposed expansion does not exceed the permitted building coverage for the R-1 Zoning District.
11. Pursuant to Section 600-607.D(1) of the Zoning Ordinance, the required front yard setback is 25' and the proposed front yard setback along Elder Street is 4'6".
12. The expansion extends the amount of building within the front yard setback, but it runs in line with the encroachment of the existing building (~14').
13. The expansion complies with the setback requirement along Bern Street.
14. The existing use of the Subject Property as an insurance office, hours of operation, and the number of employees will not change.
15. The parking requirements will remain the same and the expansion will not result in additional customer visits to the Subject Property.
16. Applicant stated the requested dimensional variance will not have any negative impact on the neighboring properties or the Zoning District in general.
17. There were no objections at the hearing.

DISCUSSION

Applicant is seeking a variance from the dimensional requirements of Section 600-607.D(1) of the Zoning Ordinance to expand the existing building located on the Subject Property. Applicant's proposed use complies with the requirements of the Zoning Ordinance and will not be a detriment to the

health, safety and welfare of the neighborhood or the zoning district in general.

CONCLUSIONS OF LAW

1. The Applicant is Ovejas Negra, LLC, DBA United Insurance, LLC.
2. The Subject Property is located at 1800 Hampden Boulevard, City of Reading, Berks County, Pennsylvania 19604.
3. The Subject Property is located in the R-1 Residential Zoning District.
4. Applicant is seeking a variance from the dimensional requirements of Section 600-607.D(1) of the Zoning Ordinance to expand the existing building located 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 dimensional variance to expand the existing building located on the Subject Property.
 - b. Applicant shall apply for all required building, trades and fire permits and submit to all required inspections deemed necessary.
 - c. All proposed signs shall be located, designed, permitted and installed in accordance with the provisions specified by the City of Reading.
 - d. The building shall comply with all fire, safety and accessibility requirements specified by the City of Reading prior to occupancy.
 - e. Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.

f. 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.

g. 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 4 to 0.

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

/s/ Philip Rabena

PHILIP RABENA, ACTING CHAIRMAN

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Charles Jones

CHARLES JONES