

IN RE: APPEAL OF ERIC A. WHITE RELATIVE TO A PROPERTY LOCATED AT 400 SOUT TENTH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2607-0022 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
 BOARD OF THE CITY OF READING**

AND NOW, this 9th day of September 2026, a hearing having been held on August 12, 2026, upon the application of Eric A. White, 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 Eric A. White, an adult individual, with a mailing address of 4308 Glenside Drive, Reading, Pennsylvania 19605 (hereinafter referred to as “Applicant”).
2. Applicant is the fee simple owner of property located at 400 South Tenth Street, City of Reading, Berks County, Pennsylvania 19602 (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 approval to use the existing building located on the Subject Property as two dwelling units. In the alternative, Applicant is seeking a variance to convert the existing single-family dwelling into two dwelling units.
5. The conversion of a one-family dwelling into two or more dwelling units is prohibited in the R-3 Zoning District.

6. Applicant stated when he purchased the Subject Property in 2023 it was already established as a two-unit apartment building with each unit having its own separate entrance.
7. Applicant stated he did not check with the City to make sure the Subject Property was approved for two units because it was advertised as an investment property with two units.
8. Applicant's purchase in 2023 predated the City switching over to pre-sale inspections.
9. An inspection report from the Property Maintenance Division dated April 4, 2014, details the existence of two units.
10. Applicant stated the City has been inspecting the Subject Property without any issues.
11. Applicant received a zoning violation when he tried to get an owner's box for the basement.
12. Applicant has not received any other citations from the City.
13. Applicant has not made any changes to the two unit dwelling other than replacing the roof.
14. Applicant stated the Subject Property is separately metered and the meters show wear and tear.
15. There were no objections to the requested relief.

DISCUSSION

Applicant is seeking approval to use the existing building located on the Subject Property as two dwelling units. In the alternative, Applicant is seeking a variance to convert the existing single-family dwelling into two 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 and the zoning district as long as he complies with the conditions set forth below.

CONCLUSIONS OF LAW

1. Applicant is Eric A. White.

2. The Subject Property is located at 400 South Tenth Street, Reading, Berks County, Pennsylvania.

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

4. Applicant is seeking approval to use the existing building located on the Subject Property as two dwelling units. In the alternative, Applicant is seeking a variance to convert the existing single-family dwelling into two dwelling units.

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 approval for two dwelling units at the Subject Property as a nonconforming use, subject to the following conditions:

(1) Applicant shall not rent to more than three (3) unrelated persons for each dwelling unit.

(2) 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.

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

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

(5) 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.

(6) 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.

(7) 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/ Jared Barcz

JARED BARCZ, CHAIRMAN

Not present

PHILIP RABENA

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Charles Jones

CHARLES JONES