

City of Reading Zoning Hearing Board Meeting
COUNCIL CHAMBERS, Second Floor, City Hall, 815 Washington Street

DRAFT AGENDA

Regular Meeting
Wednesday, March 11, 2015 @ 5:30 pm

I. NEW BUSINESS

1. 549 North Tenth Street PIN 11531761036448 (Appeal 2015-07)

Hear the appeal of Antonio Tineo, on behalf of Velador, LLC, Sports Bar & Pizza for after-the-fact Variances including, but not limited to, exceed the maximum surface area for canopy signs, permit internally illuminated canopy signs, install a projecting sign with flashing, blinking, electronically moving or animated lighting, exceed the maximum area for window signs, forego dumpster screening and extend the hours of operation in the (R-3) Residential District (Sections 600-406(D), 600-804(B)(1), 600-916, 600-1703 (E)(1)(3), 600-1703(I)(1), 600-1714(B)(E)(F), and all associated Variance, Special Exceptions, and Interpretations).

2. 550 Mulberry Street PIN 11531761037461 (Appeal 2015-08)

Hear the appeal of Antonio Tineo, on behalf of Tineo Properties, for after-the-fact Variances to construct a six car surface parking lot, including, but not limited to accessing a front yard drive and an existing side alley, eliminate buffer strips, reduce the minimum size for parallel parking, eliminate aisles, eliminate one van-accessible space, exceed maximum impervious coverage and encroach upon setbacks in the (R-3) Residential District (Sections 600-406(D), 600-804(C)(1)(3), 600-1401, 600-1602(B)(E)(F)(H)(J)(L)(M), 600-1603(J), 600 Attachment 1:3, and all associated Variance, Special Exceptions, and Interpretations).

3. 1301, 1305 & 1313 Wayne Street, PIN 19530745055914, 19530745054979 & 19530745064044 (Appeal 2015-09)

Hear the appeal of Craig Priebe, on behalf Alexa Realty, Ltd, for after-the-fact Variances to construct a surface parking lot for fuel oil delivery vehicles, including, but not limited to, minimum required landscaping, buffer strips and screening, exceed maximum driveway width, sidewalks, exceed maximum impervious coverage and encroach upon setbacks and a Variance to construct a garage (truckport) within the front and side yard setbacks in the (M-C) Manufacturing-Commercial District (Sections 600-406(D), 600-811(C)(1), 600-1401(A)(C), 600-1402, 600-1503(C)(1), 600-1505(A), 600-1602(H), 600-1602(O), 1602(S), 600 Attachment 1:7, and all associated Variance, Special Exceptions, and Interpretations).

4. 1801 North Tenth Street, PIN 17531877006037 (Appeal 2015-10)

Hear the appeal of David O'Brien for a Variance to convert the second floor into a single dwelling unit in the (M-C) Manufacturing-Commercial District (Sections 600-406(D), 600-811(B)(1) and all associated Variance, Special Exceptions, and Interpretations).

5. 364 Blair Avenue, PIN 19530747256791 (Appeal 2015-11)

Hear the appeal of Dr. Bolaji Owolaja, on behalf of Redeemed Christian Church of God, for a Variance to operate a place of worship in the (M-C) Manufacturing-Commercial District (Sections 600-406(D), 600-811(B)(1) and all associated Variance, Special Exceptions, and Interpretations).

6. 400 South Sixth Street, PIN 01530635873709 (Appeal 2015-12)

Hear the appeal of Gabriel Hutchinson, on behalf of Hutchinson Commercial Real Estate Services, LLC, for a Variance to construct a 9180 SF commercial retail store for Family Dollar in the (R-3) Residential District (Sections 600-406(D), 600-804(B)(1), 600-804(C)(1), 600-909(B)(1), 600-1401(A), 600-1402, 600-1503(B), 600-1503(B)(1), 600-1505, 600-1602(B)(H)(O), 600-1603(A)(33), 600-1603(F)(3), 600-1604, 600-1703(E)(1)(2), 600-1703(H), 600-1714(F), 600 Attachment 1:3 and all associated Variance, Special Exceptions, and Interpretations).

II. DECISIONS TO BE RENDERED

1. **1161 Pershing Boulevard, PIN 18530654149617, 677 Clinton Street, PIN 15530763333677, 722 Mulberry Street, PIN 12531753047365, 325 Walnut Street, PIN 06530774710485 and 328 Walnut Street, PIN 06530774710267 (Appeal 2015-05)**
2. **950 Weiser Street, PIN 15530748458643 (Appeal 2015-06)**