

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

FINAL AGENDA

Regular Meeting  
Wednesday, June 10, 2015 @ 5:30 pm

**I. OLD BUSINESS**

**1. 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 Variances 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), 600-909(B)(1), 600-1401(A), 600-1402, 600-1503(B)(2), 600-1505, 600-1602(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).

*\*This case has been continued to the July 8th Regular Meeting*

**II. NEW BUSINESS**

**2. 221 West Douglass Street PIN 15530756448754 (Appeal 2015-18)**

Hear the appeal of Mark Christman, on behalf of DBC, LLC and Apogee Partners, LLC, for Special Exceptions to convert the commercial office and workshop space into four dwelling units and to reduce the off-street parking requirements, or in the alternative, a Variance to reduce the off-street parking requirements and a Variance to establish dwellings that are 50% below grade in the (R-3) Residential District (Sections 600-406(D), 600-406(E), 600-804(B)(4)(a), 600-1101(c), 600-1202(A), 600-1603(A)(31), and all associated Variance, Special Exceptions, and Interpretations).

**3. 16 North Eighth Street PIN 08530784904422 (Appeal 2015-19)\***

Hear the appeal of Ramon Mendez, on behalf of New Life Evangelical Church of Reading, for a Variance to convert institutional office and storage space into three dwelling units, two of which would be classified as studio units, a Variance to eliminate the one street level principal business establishment and a Variance to eliminate the off-street parking requirements in the (C-C) Commercial Core District (Sections 600-406(D), 600-807(B)(1), 600-1203(D)(2)(3), and all associated Variance, Special Exceptions, and Interpretations).

*\*This case has been continued to the July 8th Regular Meeting*

**4. 1000 North Sixth Street PIN 14530751853725 (Appeal 2015-20)**

Hear the appeal of Scott Adams for a Special Exception to modify the off-street parking requirements, or in the alternative, a Variance to eliminate the off-street parking requirements in the (C-N) Commercial Neighborhood District (Sections 600-406(D), 600-406(E), 600-1603(A)(32), 600-1603(F)(2), and all associated Variance, Special Exceptions, and Interpretations).

**5. 364 Blair Avenue PIN 19530747256791 (Appeal 2015-21)**

Hear the appeal of Catherine Durso, Esq., on behalf of Cellco Partnership d/b/a Verizon Wireless, for Variances for the relief of dimensional requirements including: side and rear yard setbacks, proximity to a Residential Zoning District, proximity to a Preservation Zoning District, tower height and maximum gross floor area for an accessory structure, and a waiver of the landscaping requirements, or in the alternative, a Variance from the screening and landscaping requirements in order to construct a telecommunications tower in the M-C Manufacturing Commercial District (Sections 600-406(D), 600-811(A), 600-2106(B)(2)(5)(6), 600-2106(C)(I), 600-2107(D)(E), and all associated Variance, Special Exceptions, and Interpretations).

**III. DECISIONS TO BE RENDERED**

**1. 633 Lancaster Avenue PIN 18530657531858 (Appeal 2015-17)**