

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

DRAFT AGENDA

Regular Meeting
Wednesday, March 9, 2016 @ 5:30 pm

I. OLD BUSINESS

1. **225-243 North Fourth Street: 225 N 4th St, PIN 07530774713686; 227 N 4th St, PIN 07530774713688; 229 N 4th St, PIN 07530774714746 and 243 N 4th St, PIN 07530774714845 (Appeal 2016-02)***

Hear the appeal of Timothy Morgan, on behalf of Jonesboro Investments Corporation, for a Special Exception to construct a four-story, 48-unit mid-rise apartment, limited to occupancy by persons age 62 or older and the physically disabled, a Variance for the maximum density of lot area per dwelling unit and Dimensional Variances for maximum building coverage and maximum impervious coverage in the (R-3) Residential District (Sections 600-406(D), 600-406(E), 600-804(B)(4)(h), 600-1101, 600-1201, 600 Attachment 1:3 and all associated Variance, Special Exceptions, and Interpretations).

**This case has been withdrawn.*

II. NEW BUSINESS

2. **1010-1012 Lancaster Avenue, PIN 18530618327338 and 18530618327317 (Appeal 2016-03)**

Hear the appeal of Stanley Hector for a Variance to renovate and convert an existing duplex, as part of a building addition to establish a low-rise apartment and Variances to permit efficiencies or studios, relief of the ten foot wide buffer strip and minimum ten percent of the total tract area designated for active or passive recreational purposes in the (C-H) Commercial Highway District (Sections 600-406(D), 600-804(C)(4), 600-1101(D)(E)(K)(L) and all associated Variance, Special Exceptions, and Interpretations).

3. **101 North Front Street, PIN 06530781507950 (Appeal 2016-04)**

Hear the appeal of William Meister, on behalf of COSPRO/Mazzotta Family Trust, for a Variance to construct a building addition for the manufacture of cosmetic products and Dimensional Variances for maximum building coverage and maximum impervious coverage in the (C-C) Commercial Core District (Sections 600-406(D), 600-607(D)(1), 600-807(B)(1), 600 Attachment 1:4 and all associated Variance, Special Exceptions, and Interpretations).

4. **1032 Union Street, PIN 17531721088867 (Appeal 2016-05)**

Hear the appeal of Ana Aponte-Fernandez for a Variance to convert the first floor dwelling unit of a two dwelling unit structure into a beauty shop and a Variance to reduce the off-street parking requirements in the (R-3) Residential District (Sections 600-406(D), 600-804(B)(1), 600-1103, 600-1603(A)(33) and all associated Variance, Special Exceptions, and Interpretations).

5. 560 South Nineteenth Street, PIN 16531641574117 (Appeal 2016-06)

Hear the appeal of Giuseppe Napoli for a Variance to convert the first floor of a mixed use structure (first floor is used as commercial-storage, second floor is used as a dwelling unit) into a convenience store, and a Variance for relief of the off-street parking requirements, or in the alternative, reduce the off-street parking requirements and Dimensional Variances for maximum impervious coverage and minimum rear yard setback in the (R-3) Residential District (Sections 600-406(D), 600-804(B)(1), 600-1603(A)(33), 600 Attachment 1:3 and all associated Variance, Special Exceptions, and Interpretations).

6. 1316 Schuylkill Avenue, PIN 19530738270214 (Appeal 2016-07)

Hear the appeal of Sonia Camacho for a Variance for relief of the off-street parking requirements, or in the alternative, reduce the off-street parking requirements and a Dimensional Variance for minimum rear yard setback, as part of a renovation of a mixed-use structure into a first floor restaurant, with two dwelling units on the upper floors in the (C-N) Commercial Neighborhood District (Sections 600-406(D), 600-1603(A)(31)(32), 600 Attachment 1:6 and all associated Variance, Special Exceptions, and Interpretations).

III. DECISIONS TO BE RENDERED

1. There were no cases reviewed at the February Meeting.