

City of Reading Zoning Hearing Board Meeting

PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting

Wednesday, October 10, 2007

5:30 PM

NEW APPEALS

1. 905 North 9th St. (Appeal No. 2007-63)

Hear the appeal of Samuel Delacruz for Variance under §27-804 Use not permitted by right in a residential district; §27-607.6 Abandoned non-conforming use in residential district; and §27-1603 Off-street parking requirements are not available. Applicant proposes to establish a barber shop/beauty salon with 4 chairs and waiting area.

2. 901 North 9th St. (Appeal No. 2007-64)

Hear the appeal of Samuel Delacruz for Variance under §27-804 use not permitted by right in a residential district and §27-1603 Off street parking requirements are not met. Applicant proposes establishing barber school with 12 chairs for instruction.

3. 513 Elm St. (Appeal No. 2007-65)

Hear the appeal of Roger B. Watt for Special Exception under §27-808 use not permitted by right in commercial-residential district and §27-1202.7 proposed use requires special exception for Home Occupation. Applicant proposes utilizing existing warehouse attached to family residence as a shop to build custom wrought iron products.

4. 41 N. 9th St. (Appeal No. 2007-66)

Hear the appeal of Wally Scott for variance under §27-804 creating undersized lot through purchase of portion of property located at 41 N. 9th St.

5. 2018 – 2028 N. 11th St. and 1015 Rockland St. (Appeal No. 2007-67)

Hear the appeal of Bryn Mawr Investments Co. Inc. c/o Keith Moony for Variance from §27-1708.B.1 ground mounted sign and §27-1712.E exempt signs such as non-illuminated name plates and building directories relating to use or occupancy. Applicant proposes to erect a 25' ground mounted sign containing 4 faces approximately 161.62 ft.²; and to erect two building directory signs each 19.3 ft.² to identify Walgreen's Pharmacy.

6. 511 Penn Street (Appeal No. 2007-68)

Hear the appeal of Crocodile Property Management of Reading c/o Joe Clark and Chris Mahmood for Variance under §27-814 (night clubs not permitted use in district) and §27-903 (multiple uses are not similar) in conjunction to §27-414.2 Failure to commence work within 6 months following previous appeal decision granted in 2002. Property located in Callowhill Historic District.

7. 201 Schuylkill Ave. (Appeal No. 2007-69)

Hear the appeal of Cheryl Okafar/Multicultural and Literary Institute for Special Exception under §27-804 Daycare not permitted by right in R-3 zoning district.

8. 540 Penn St. (Appeal No. 2007-70)

Hear the appeal of Angel Figuero/Puerto Rican Latin Association for Variance under §27-814 proposed use of social club with transfer of liquor license and cultural center not permitted by right in Penn Square District located in the Callowhill Historic District. Applicant intends to transfer existing liquor license to 540 Penn St. facility.

DECISIONS TO BE RENDERED ON THE FOLLOWING APPEALS

- 9. 320 Kenhorst Blvd. (Appeal No. 2007-49)**
- 10. 820 Chestnut Street (Appeal No. 2007-50)**
- 11. 911 N. Front Street 1st floor (Appeal No. 2007-51)**
- 12. 219 Moss St. (Appeal No. 2007-52)**
- 13. 33 Maple St. (Appeal No. 2007-53)**
- 14. 1058 Green St. (Appeal No. 2007-54)**
- 15. 1237 N. 9th St. (Appeal No. 2007-55)**
- 16. 1101 Walnut St. (Appeal No. 2007-57)**
- 17. 967 Church St. (Appeal No. 2007-58)**
- 18. 947 N. 4th St. (Appeal No. 2007-60)**
- 19. 322 N. 5th St. (Appeal No. 2007-61)**
- 20. 1700 City Line St. (Appeal No. 2007-62)**