

**AGENDA**

Regular Meeting  
Wednesday, October 8, 2008 @ 5:30 PM

**NEW APPEALS**

**1. 620-622 North Front St. (Appeal 2008-34) *Needs Translator***

Hear the appeal of Jose Munoz for Variance and Special Exception under §27-804; 27-1101 and 27-1202.C (parking space requirement) for Midrise Apartments and required off street parking. The current property includes ten (10) dwelling units and the applicant wants to add two (2) additional units to the property (conversion of attached carriage house into two units). There is no off street parking provided for any of the dwelling units. The property is currently used as 2 & 3 bedroom units however they **do not** meet the required square footage of the zoning ordinance; most dwelling units meet the minimum square footage for a studio/efficiency or 1 bedroom dwelling unit.

**2. 401 Elm St (Appeal 2008-35)**

Hear the appeal of Victor Manuel Acosta for Variance under §27-607.6 Termination and abandonment of non-conforming use. Applicant was to open grocery store for dry goods, canned goods, packaged meats, vegetables and cold sandwich shop. Parking is available at 4<sup>th</sup> & Elm Street for four (4) spaces via lease agreement. The facility previously housed “J&N Grocery” with a valid health permit for 2004, the facility closed in 2004. Proposed hours of operation: 8 AM to 9 PM with 2 to 4 employees. The applicant currently owns/operates grocery stores in Lancaster.

**3. 49 South 6<sup>th</sup> St (Appeal 2008-36) *Needs Translator***

Hear the appeal of Esther Melendez for Special Exception under §27-807 proposed church use not permitted in C-C district and §27-27-1202(A); 27-1202(D) parking required. Property located in the Prince Historic District and previously housed a commercial furniture store and discount variety dry goods store. The proposed “Pentecostal Church of the Good Samaritan” proposes utilization of the property on Tuesday, Thursday, Saturday and Sunday – evening hours with parking arrangements (10-ten spaces) made available through the Reading Parking Authority.

**4. 701 Walnut St. (Appeal 2008-37) *No translator needed***

Hear the appeal of 940 Penn St. LP c/o Sylvia Deye (Architect/Agent) and Kevin Hughes (Agent) for Special Exception Adaptive Reuse under §27-1202 in the C-R District. The proposed use as residential apartments will include 52 dwelling units: 6 efficiency apartments; 26 one bedroom apartments and 20 two bedroom apartments – parking for 52 vehicles available via Reading Parking Authority. According to City records the proposed use (1989) was mixed use development that would offer commercial use on the first two floors and top three levels would accommodate rental units; (1977) wholesale paper sales; (1990) warehouse and wholesale of candy and grocery items; and (1991) wholesale and distribution for furniture.

**5. 940 Penn St. (Appeal 2008-38) *No translator needed***

Hear the appeal of 940 Penn St. LP c/o Sylvia Deye (Architect/Agent) and Kevin Hughes (Agent) for Special Exception Adaptive Reuse under §27-1202 in the C-R District. The proposed use as commercial/residential apartments will include 26 dwelling units: 13 one bedroom apartments; 5 two bedroom apartments; and 8 three bedroom units – parking for 29 vehicles available 8 spaces within the building and 21 spaces behind the building. According to City records the previous zoning permits indicate (1992) Daniels Sandwich Shop and (2005) Double 8 Win outlet. The first floor commercial units will remain and the upper levels are proposed for residential use.

**DECISIONS TO BE RENDERED:**

- 1- **701 N 8<sup>th</sup> St. (Appeal 2008-29)** Alan Shuman/Robert George Schwartz, of Super Suds Mgt. for Variance
- 2- **903 N 8<sup>th</sup> St. (Appeal 2008- 30)** Yvette Acevedo and Acme Structure II, LP for Use Variance Day Care Facility
- 3- **412 Pansy St. (Appeal 2008 - 31)** Reading School District Special Exception and Variance for public playground; setbacks; limit of one principal use and parking
- 4- **200 N 8<sup>th</sup> St. (Appeal 2008-32)** Reading School District Variance for School; setback(s); and intersections.
- 5- **240 W Spring St. (Appeal 2008-33)** Reading School District Special Exception and Variance educational facilities and required off street parking; and driveway.