

City of Reading Zoning Hearing Board Meeting
PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting
Wednesday, February 13, 2008 @ 5:30 PM

NEW APPEALS

1. 349 N. 113th Street (Appeal No. 2007-27)

Hear the appeal of Manuel Salas and/or proposed tenant for Variance under §27-607; 27-607.6 and 27-609; nonconforming use previously abandoned for a period greater than one year. The applicant appeared before the board on 5/9/2007 but the appeal was continued until a tenant or use was proposed. The proposed project is to utilize the current store front (abandoned use) for a service oriented project management facility that incorporates construction projects and commercial cleaning services. Service vehicles are kept at various locations; one service vehicle will be kept on site.

2. 1056 N. Front St. (Appeal No. 2007-87)

Hear the appeal of Taty Polanco for home Daycare requires Special Exception under §27-804 Use not permitted by right. Parking for one car is available in the back of the property. Propose to manage 6 children with hours of operation from 6 AM to 6 PM.

3. 1004 Hampden Blvd. (Appeal No. 2008-01)

Hear the appeal of Richard Roeberg for Use Variance to operate a used car sales in R-3 zone under §27-804 Use not permitted by right and §27-607.G Existing use of property is dry cleaning (prior non-conforming use) with proposed use is more intensive.

4. 1741 Perkiomen Ave. (Appeal No. 2008-02)

Hear the appeal of Noahleen Betts to operate Professional Home Occupation such as doctors office permitted only by Special Exception under §27-804. Applicant proposes utilizing most of the 1st floor to accommodate the medical facility as defined in the submitted floor plans. The approximate use of the medical office will incorporate 340 ft² that equates to approximately 28% of the total square foot area of the habitable space of the property. Applicant currently has one off street parking space and proposes to secure two additional off street parking spaces from adjacent neighbors.

5. 446 Lancaster Ave (aka 440 Lancaster Ave.) (Appeal No. 2008-03)

Hear the appeal of Moises Sanchez for Daycare Center requires Special Exception under §27-1202.4 Day Care Center permitted through Special Exception in C-H district. Parking for three cars is available in the front of the property. Propose to manage 28 children with hours of operation from 6 AM to 6 PM. The property once housed various commercial activities such as tailoring and sewing operations.

6. 232 South 9th St. (Appeal No. 2008-04)

Hear the appeal of Joe Sclafani, Pastor of Spring Valley Church for Use Variance under §27-809 to operate an after school program and counseling center for at risk children within the neighborhood. Proposed use is not a permitted use in the CN district. Applicant proposes to conduct activities such as education, recreation and counseling during the school year and conduct a summer program. They intend to have one employee and various volunteers at a ration of 1 to 8 children. The facility previously housed a boxing club on the first floor and apartment on the 2nd floor. Parking will be available at various neighborhood church facilities.

DECISIONS TO BE RENDERED ON THE FOLLOWING APPEALS

- 1. 921 Rose St. (Appeal No. 2007-76) Daycare**
- 2. 232 Greenwich St. (Appeal No. 2007-84) Daycare**
- 3. 410 South 5th St. (Appeal No. 2007-86) Barbershop**