

AGENDA

Regular Meeting Wednesday, May 14, 2008 @ 5:30 PM

NEW APPEALS

1. 232 North 5th St. (Appeal No. 2008-09)

Hear the appeal of Dr. Lazaro Pepen and Sunilda Tejada for a Use Variance under §27-808 Use not permitted in CR district relative to changing commercial into apartments and §27-607.D nonconforming use shall not displace or replace a conforming use. Applicant proposes to convert the first floor commercial unit into two separate apartments: Apartment 1 equates to 639 ft² and meets the criteria for One Bedroom apartment; Apartment 2 equates to 778 ft² and meets the criteria for a Two bedroom apartment in accordance with §27-1202.1.B. Applicant indicates 15 parking spaces are available. The first floor was previously permitted (1997) for medical offices with apartments on the 2nd and 3 floors.

2. 416 N. 13th Street (Appeal No. 2008-10)

Hear the appeal of Thomas J. Konopelski ownership is contingent on zoning decision for a Use Variance under §27-804 Laundromat not permitted use in R-3 zone and §27-607.6 termination of nonconforming use. Applicant wants to transfer existing Laundromat from 1265 Buttonwood St to 416 N. 13th St. which is currently vacant. The building previously housed an auto repair garage and has off street parking. Proposed improvements will include extending the building 12 feet toward the parking lot area thus increasing the internal size from 1200 s.f. to 1920 s.f. Some outdoor plants are proposed along with 10 off street parking spaces for customer use.

3. 101 Lancaster Ave. (Appeal No. 2008-11)

Hear the appeal of City of Reading Fire Chief William Rehr for variance under the following sections under §27-810 City Council bill No. 2-2008: minimum lot area allowed is 21,780 SF, current size of lot is 16,311 SF; maximum lot coverage is 75%, proposed is 79%; minimum rear yard set back is 30', proposed is zero (0) E Wyomissing and 20' from Brookline; visitor parking space (20%) required for visitors, requests to use on street parking; variance for parking in yard setbacks and 27-1602.15 requests variance from the strict requirements of screening. The property is an undeveloped, 100 % impervious paved corner lot located in the C-H district. Proposed construction of a municipal owned fire station requires a Conditional Use hearing with City Council-application has been made. The building as proposed cannot be built without securing variances from the setbacks and coverage requirements associated with the C-H district.

4. 355 N. 8th St. (Appeal No. 2008-12)

Hear the appeal of Juvenal Adams for variance under §27-607 Nonconforming use abandoned in R-3 zone; 27-804 us of grocery store not permitted use in the R-3 zoning district and 27-1603.Y off street parking standards cannot be met. Applicant proposes to utilize 4876 SF commercial building for a grocery store. The store will incorporate 960 SF for public use, the remaining will be utilized for loading, storage of goods, employee work areas.

5. 623 N. 8th St and 810 Oley St (Appeal No. 2008-13)

Hear the appeal of Alan Shuman for Use Variance under S27-805 proposed mixed use not permitted by right in R-O district such as retail, coffee shop, laundry, barbershop, drugstore, banking, etc; 27-1603 off street parking – applicant requests a reduction from 358 as required to 229 spaces; 27-1503.2.B applicant requests two variances for driveway widths from the required 20' by requesting a 24' width and 30' width specific for delivery trucks along 8th St.; and 27-1602(13), (14), (15) required landscaping, parking illumination; shade tree requirement and screening. Applicant requests variances to develop the parking lot area for mixed use commercial enterprises that will better serve the residential community. The project is also moving forward with the Planning Commission regarding merging two parcels, thereby reducing the need for set back variances.

DECISIONS RENDERED

6. 440 Lehigh St. (Appeal No. 2008-05)

Hear the appeal of Angelino Soriano for Day Care Center

7. 100 N. 3rd St. (Appeal No. 2008-06)

Hear the appeal of City of Reading Planning Commission requests revocation of the permit and removal of the sign.

8. 204 Hancock Blvd. (Appeal No. 2008-07)

Hear the appeal of Carmen A. Mendez for Special Exception to operate a home based Day Care in R-2.

9. 173 West Oley St. (Appeal No. 2008-08)

Hear the appeal of John M. Baez and Jose Torres for a Barbershop