



CITY COUNCIL

Evidentiary Hearing

**Conditional Use Hearing
1051 Chestnut Street
Tuesday, December 21, 2010
5:30 p.m.**

The City of Reading is divided into zoning districts which regulate the use of property. Certain types of uses may impact surrounding properties or their neighborhoods. Each zone is designated with certain permitted, conditional and prohibited uses. A "conditional use permit" is provides special consideration of certain specified uses which may or may not be compatible with an area depending on the specifics of the particular project.

The City uses the Conditional Use Public Hearing to evaluate whether a proposed use is appropriate for a particular property and neighborhood. This building is zoned for single family use and began registering for two (2) unit rental use in approximately 1998. The property owner is seeking a permit to convert the property into a two (2) unit rental property.

City Council and staff will evaluate such items as building placement and size, characteristic of the use, traffic generation, noise, hours of operation, adequacy of parking, circulation, proposed merchandise, landscaping and overall compatibility of the use with adjoining properties and other related development impacts and may impose conditions to assure compatibility with neighboring businesses or residences.

I. Testimony from Applicant (No more than 10 minutes)

Denise Miller, owner of 117 South 3rd Street (purchased December 2009)

During the hearing process, applicants are cautioned not to address the Administrative staff present but to make their presentation directly to City Council. The applicant may ask the President of Council or the Hearing Master to relay a question to Administrative staff.

- **Council's Cross Examination**

II. Testimony from City Staff (No more than 10 minutes)

- **Zoning Administrator**
- **Planning Commission**
- **Council's Cross Examination**

III. Other Testimony and Evidence

IV. Rebuttal by Applicant (No more than 5 minutes)

V. Public Comment (No More than 10 minutes)

VI. Announcement of expected date of decision

City Council will render a decision within the required 45 day period by adopting an ordinance or resolution at the January 10th or 24th Regular Meeting of Council.

VII. Adjourn