

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, August 13, 2025, at 5:30 PM in the following matters. The public may participate in these hearings virtually and via telephone. In addition, upon request, a meeting space may be provided at City Hall, 815 Washington Street, Reading, PA 19601 by emailing zoning@readingpa.gov or via telephone at 610-655-6326 no later than 4:00 PM on Tuesday, August 12, 2025. The ability to comment will be determined at the hearing.

- *To join from a computer, smartphone, or tablet: open the Zoom app or navigate to <https://zoom.us/join>, then enter the meeting ID (813 6183 0093) and passcode (298928).*
- *To join via phone: call (301) 715-8592 or (646) 558-8656, then enter the meeting ID (813 6183 0093) and passcode (298928).*

DECISION IS EXPECTED TO BE RENDERED IN THE FOLLOWING MATTER:

Appeal-2505-0017 – 408 N 9th Street (UPI 530768929538)

Appeal-2506-0018 – 1200 N 12th Street (UPI 531738175016)

Appeal-2506-0019 – 415, 421, 433 Pearl Street (UPI 530635871788, 530635871782, 530635871680)

Appeal-2506-0020 – 114 Robeson Street (UPI 530749568119)

Appeal-2506-0021 – 928 Perry Street (UPI 531737073235)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal #2501-0005 – 25 S Front Street (UPI 05530607598929) Reading Area Community College is seeking a Variance of the Floodplain Overlay Zone requirements in order to expand and update the existing student union building. Prior relief was granted but additional relief is requested from Section 600-1823B(4) Any nonresidential structure, or part thereof, made watertight below the BFE shall be floodproofed in accordance with the WI or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards. The subject property is located in the C-C Commercial Core Zoning District and Floodplain Overlay Zone. The owner of record is the applicant.

Appeal-2507-0023 – 229 Washington Street (UPI 06530782605952), Jim Boscov is seeking Special Exception for Adaptive Reuse for up to 21 residential units of the subject properties and any other relief required to support the project. The property is located in the C-C Commercial Core Zoning District. The owner of record is Our City of Reading LLC.

Appeal-2507-0024 – 313 Elm Street (UPI 06530774629000) Jesus Figueroa is seeking a Variance to convert a single-family dwelling into three dwelling units, off-street parking requirements, minimum square footage requirements for the dwelling units and any other relief required to support the project. The property is located in the R-3 Residential Zoning District. The owner of record is the applicant is Jesus Figueroa-Hernandez and Sheyla D Portorreal-Portorreal

Appeal-2507-0025 – 1333 Perkiomen Avenue (UPI 16531606285885) Digna Carpio is seeking a Variance to convert a single-family dwelling into three dwelling units and any other relief required to support the project. The property is located in the R-3 Residential Zoning District. The owner of record is the applicant.

Appeal-2507-0026 – 2040 Centre Ave (UPI 15530819611612) Luz Villar is seeking Special Exception to establish a daycare facility at subject property and any other relief required to support the project. The property is located in the M-C Manufacturing Commercial Zoning District. The owner of record is Nikhilkumar Patel.

The properties referenced above are located in the City of Reading, Berks County, Pennsylvania. Complete applications and plans may be viewed by contacting the Zoning Office.