

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, December 10, 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, December 9, 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).*

DECISIONS ARE EXPECTED TO BE RENDERED IN THE FOLLOWING MATTERS:

Appeal-2509-0031 – 1000 N 8th Street (UPI 13530752958726)

Appeal-2509-0032 – 324 Bartlett Street (UPI 18530659841282)

Appeal-2510-0033 – 1527 N 5th Street (UPI 14530708881844)

Appeal-2510-0034 – 108 Oley Street (UPI 15530757547071)

Appeal-2510-0035 – 1360 N 10th Street (UPI 17531729074881)

Appeal-2023-34 – time extension- 201 S 6th Street (UPI 04530627884975), 217 S 6th Street (UPI 04530627885804), 223 S 6th Street (UPI 04530627884890), 225 S 6th Street (UPI 04530627884798), 216 Plum Street (UPI 04530627886817), 218 Plum Street (UPI 04530627886816), 220 Plum Street (UPI 04530627886813), 222 Plum Street (UPI 04530627886812), 224 Plum Street (UPI 4530627886800), and 226 Plum Street (UPI 04530627886708)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal-2511-0036 – 700 Lancaster Avenue (UPI 18530665532429) M.J. Reider Associates, Inc. is seeking a Variance from the number of required off-street parking spaces and off-street parking design requirements to use the vacant building as a (laboratory) office. The property is located in the C-H Commercial Highway Zoning District. The owner of record is BNK 1330, LLC.

Appeal-2511-0037 – 400 Washington Street (UPI 07530782704647) Madison 2020, LLC is seeking Special Exception approval for the reduction of the number of required off-street parking spaces to use the vacant building for commercial and residential dwelling units, previously approved for adaptive reuse in ZHB appeal 2020-11. In the alternative, the applicant is seeking a Variance for the same. The property is located in the C-C Commercial Core Zoning District. The owner of record is the applicant.

Appeal-2511-0038 – 551 Gordon Street (UPI 15530764433205) Eulis Manuel Martinez Estevez is seeking Special Exception approval to add a family child care home use to the existing single-family residential dwelling, and any other relief required to operate the family child care home. The property is located in the R-3 Residential Zoning District. The owner of record is the applicant.

Appeal-2511-0039 – 325 Walnut Street (UPI 06530774710485) Nicholas Philippides is seeking temporary use approval to use the property as a homeless shelter for women from the date of approval through April 30, 2026. The property is located in the R-3 Residential Zoning District. The owner of record is Olivet Boys and Girls Club of Reading and Berks County.

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.