

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, February 11, 2026, 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, February 10, 2026. 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-2512-0040 – 658 N 6th Street (UPI 14530759843015)

Appeal-2512-0041 – 117, 125, 133 & 133R Cedar Street (UPI 08530784908929, 08530784918025, 08530784918123, 08530784918150)

Appeal-2512-0042 – 509 N 6th Street (UPI 07530768827997)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal-2601-0001 – 150 N 5th Street (UPI 07530775717340) Walnut Street Development 2005, LLC is seeking Special Exception approval to adaptively reuse the second and third floors of an existing building for eight residential dwelling units. The applicant is also seeking a Variance for minimum habitable area of the four one-bedroom dwelling units and the minimum floor area for two of the non-residential units. The applicant is also seeking to appeal the Zoning Administrator's determination and any other relief required to use the space for the proposed uses. The property is located in the C-C Commercial Core Zoning District and Callowhill Historic District. The owner of record is DAKS Realty, LLC.

Appeal-2601-0002 – 100 N 5th Street (UPI 07530783706898C02) Happy Village Daycare LLC is seeking Special Exception approval for a daycare facility. The applicant is also seeking a Variance for the required outdoor play area. The applicant is also seeking to appeal the Zoning Administrator's determination and any other relief required to use the space for the proposed uses. The property is located in the C-C Commercial Core Zoning District and Callowhill Historic District. The owner of record is Middle Holdings, LLC.

Appeal-2511-0038 – 551 Gordon Street (UPI 15530764433205) Eulis Manuel Martinez Estevez is requesting a continuance to the case that was heard by the Zoning Hearing Board on December 10, 2025 and supplement the record with a survey. The property is located in the R-3 Residential Zoning District. The owner of record is the applicant.

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.