

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, November 12, 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, November 11, 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-2509-0030 – 1123 N 12th Street (UPI 13531738167435)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal-2023-34 – 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)

HDC MidAtlantic and Landis Quality Living are seeking a time extension from Zoning Hearing Board appeal 2023-34. The applicant received Special Exception approval for Adaptive Reuse for elderly apartments and dimensional requirements for mid-rise apartments. The subject properties are located in the R-3 Residential Zoning District and Prince Historic District. The owner of record is HDCLQL1 LP.

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

Tahir Aziz is seeking a Variance from the requirement that a restaurant cannot developed in a building if it is attached to a principally residential building on another lot that is not in common ownership and a Variance from the required number of off-street parking spaces. The property is located in the C-N Commercial Neighborhood Zoning District. The owner of record is the applicant.

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

Jairo Hector Ordonez-Zapata is seeking Variances from the dimensional requirements in order to subdivide the property and construct a single family semi-detached dwelling on each lot. The request dimensional variances include minimum lot size, minimum lot width, maximum building coverage, and maximum impervious coverage for Lot 2. The applicant is also requesting a Variance from the off-street parking requirements. The property is located in the R-2 Residential Zoning District. The owner of record is the applicant.

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

Solanlly Tineo is seeking approval to change the hours of operation as decided by Zoning Hearing Board appeal 2021-19. The applicant is requesting to be open Monday-Wednesday from 11 AM-12 AM and Thursday-Sunday from 11 AM- 2 AM. The property is located in the M-C Manufacturing Commercial Zoning District. The owner of record is 1527 N 5th Street LLC.

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

Alvin Canela is seeking Special Exception approval for adaptive reuse to use the property for one retail space on the first floor and four residential dwelling units on the second floor. The applicant is also seeking

a Variance from the off-street parking requirements. The property is located in the R-3 Residential Zoning District. The owner of record is Canela & Tavaréz LLC.

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

Joseph Caba is seeking Special Exception approval for adaptive reuse to use the property as a daycare on the first floor and two residential dwelling units on the second floor, 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 Pikes Mini Market LLC.

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.