

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, October 9, 2024, 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, October 8, 2024. 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 #2408-0020 – 131 N 6th Street (UPI 07530783815240)

Appeal #2408-0022 – 416-420 Walnut Street (UPI 07530775715207, 07530775715228, 07530775715237)

Appeal #2408-0023 – 645 N 9th Street (UPI 12531753031915)

CONTINUED CASES:

Appeal #2407-0019 – 2010 Fairmont Avenue (UPI 17530820819210)

Appeal #2408-0021 – 1501 Mineral Spring Road (UPI 16531606390292)

EXTENSION REQUEST:

Appeal #2023-14 – 544 N 9th Street (UPI 11530768939433)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal #2408-0024 – 546 S 9th Street (UPI 02530644979424) The Ace Lounge, LLC is seeking to appeal the Zoning Officer's Determination and request a Special Exception and/or Determination that the proposed bottle club/restaurant use is a permissible replacement for the prior non-conforming restaurant/tavern use and that the proposed use is of equal or less intensity than the prior use. The applicant is also seeking Special Exception approval, or in the alternative, a Variance for the required off-street parking spaces. In the alternative, the applicant is seeking a Variance from Zoning Ordinance Sections 804.B., permitted uses in the R-3 Zoning Districts, and 1203.C. Bottle clubs. The subject property is located in the R-3 Residential Zoning District. The owner of record is A&G LLC.

Appeal #2409-0025 – 928 N 13th Street (UPI 13531746251506) Parminder Reshiwalia is seeking a Variance to expand the operating hours of an existing commercial convenient store with fuel sales to 24-hours per day and a Variance from Zoning Ordinance Section 600-912.A. Lighting control. The subject property is located in the R-3 Residential Zoning District. The owner of record is Parminder Reshiwalia.

Appeal #2409-0026 – 746-748 N 9th Street (UPI 12530760949541 & 12530760949542) Victor Santiago is seeking a Variance to permit the conversion of two single-family dwellings into a ground floor restaurant and three dwelling units, a Variance from the minimum floor area for one dwelling unit, and a Variance for the required number and/or dimensional requirements for off-street parking spaces. The subject property is located in the C-N Zoning District. The owner of record is Milagros Sanitago.

Appeal #2409-0027 – 520 Washington Street (UPI 07530783801763) Jian Qiong Wu is seeking a Variance to convert an existing office building into five dwelling units, a Variance for the required minimum floor area for the dwelling units, and a Variance for the required off-street parking spaces. The subject property is located in the C-C Zoning District. The owner of record is Enki Holdings, 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.