

IN RE: APPEAL OF JOSEPH CABA	:	BEFORE THE ZONING HEARING
ON BEHALF OF PIKES MINI	:	BOARD OF THE CITY OF READING,
MARKET, LLC, RELATIVE TO A	:	PENNSYLVANIA
PROPERTY LOCATED AT 1360	:	
NORTH TENTH STREET, CITY OF	:	APPEAL NO. 2510-0035
READING, BERKS COUNTY,	:	
PENNSYLVANIA	:	VARIANCE, INTERPRETATION
	:	AND/OR SPECIAL EXCEPTION

**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 10th day of December 2025, a hearing having been held on November 12, 2025, upon the application of Joseph Caba on behalf of Pikes Mini Market, LLC, notice of such hearing having been first sent and advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the City of Reading Zoning Ordinance, as amended, the Zoning Hearing Board of the City of Reading (hereinafter referred to as the “Zoning Board”) renders the following decision:

FINDINGS OF FACT

The Zoning Board finds the following facts:

1. Applicant is Joseph Caba, an authorized member of Pikes Mini Market, LLC, having a mailing address of 3427 Stoudts Ferry Bridge Road, Reading, Berks County, Pennsylvania (hereinafter referred to as the “Applicant”).
2. Pikes Mini Market, LLC, is the fee simple owner of the real property located 1360 North Tenth Street, City of Reading Berks County, Pennsylvania (hereinafter referred to as “Subject Property”).
3. The Subject Property is located in the R-3 Residential Zoning District as that term and district is defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter

referred to as the “Zoning Ordinance”).

4. Applicant was represented by Joan E. London, Esquire, of Kozloff Stoudt, 2640 Westview Drive, Wyomissing, Pennsylvania 19610.

5. Applicant’s testimony was also submitted by Mark Schillaci of Schillaci Architects, 141 N. Reamstown Road, Stevens, Pennsylvania 17518.

6. Applicant is seeking a special exception for adaptive reuse to continue the use of the previously approved daycare facility on the first floor and three (3) residential dwelling units on the second and third floors of the Subject Property along with parking relief.

7. Applicant is seeking relief from Sections 600-1202.A. and 600-1201.A. of the Zoning Ordinance.

8. A special exception was previously approved on September 14, 2011, by the Zoning Board under Appeal 2011-34 for a daycare facility on the first floor of the Subject Property.

9. Applicant’s attorney confirmed there will be no changes to the daycare facility so the only issues before the Zoning Board is the adaptive reuse conversion to three (3) apartments and parking.

10. Applicant stated the proposed apartments will not disturb the daycare facility and there will be no access from the proposed apartments to the daycare facility.

11. The second and third floors of the Subject Property are currently vacant.

12. Applicant is proposing a two (2) bedroom apartment consisting of 750 square feet and a one (1) bedroom apartment consisting of 550 square feet on the second floor and a one (1) bedroom apartment consisting of 550 square feet on the third floor.

13. The Zoning Board finds the three (3) proposed residential apartment units comply with the minimum habitable area in the R-3 Zoning District.

14. There are five (5) on-site parking spaces at the Subject Property which will be designated only for use by the daycare facility and there is no off-street parking available at the Subject Property for the tenants of the proposed apartments.

15. Applicant provided proof of permission from the owner of the Pike Café for five (5) parking spaces on the Pike Café parking lot located at 1320-1352 Moss Street which will be designated for use by Applicant's tenants.

16. Applicant states the proposed adaptive reuse will not increase traffic congestion along a street or create a traffic safety hazard, will not create an undue concentration of population, will not impair an adequate supply of light and air to adjacent properties, will not create a significant threat to the public's health or safety, will not be detrimental to the appropriate use of adjacent properties and will not generate significant nuisances or hazards.

17. The proposed zoning relief is in keeping with the spirit and intent of the Zoning Ordinance and the ongoing revitalization of downtown Reading.

18. The Board finds the requested relief will not be a detriment to the health, safety and welfare of the neighborhood.

19. There were no objections to the requested relief.

DISCUSSION

Applicant is seeking a special exception for adaptive reuse to continue the use of the previously approved daycare facility on the first floor and three (3) residential dwelling units on the second and third floors of the Subject Property along with parking relief. The proposed use will not be a detriment to the health, safety and welfare of the neighborhood and is in keeping

with the spirit and intent of the Ordinance as long as Applicant complies with the conditions hereinafter set forth.

CONCLUSIONS OF LAW

1. Applicant is Joseph Caba on behalf of Pike Mini Market, LLC.
2. The Subject Property is located at 1360 North Tenth Street, Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is seeking relief from the Sections 600-1201.A. and 600-1202.A. of the Zoning Ordinance.
5. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.
6. The Zoning Board is permitted to provide interpretation and grant applications for variances, special exceptions and adaptive reuse as set forth in the relevant sections of the Zoning Ordinance.
7. In order to grant the requested relief, Applicant must show he has satisfied the relevant sections of the Zoning Ordinance.
8. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
 - a. Applicant is granted relief from all relevant sections of the Zoning Ordinance, subject to the following conditions:
 - (1) Applicant shall comply with all pertinent provisions for Adaptive Reuse considering the Residential Apartment Uses, as prescribed by the Zoning Ordinance.
 - (2) Applicant shall place signs stating parking for tenants only at the five (5) off-street parking spaces at the Subject Property.

(3) Applicant must submit to the Zoning Office a site plan of the parking facility identifying the five (5) parking spaces to be used by Applicant's tenants.

(4) Signage shall be placed to clearly identify all of the parking spaces both at the Subject Property for the daycare facility and the Pike Café parking facility.

(5) Applicant shall install a fire alarm system and sprinkler system in accordance with the Fire Marshall's requirements prior to the issuance of any Certificates of Occupancy for the dwelling units.

(6) A Preliminary Land Development Plan, if necessary, shall be prepared to address the provisions required by the Subdivision and Land Development Ordinance (Chapter 515 of the City of Reading Code).

(7) A Final Land Development Plan, if necessary, shall be prepared for approval by the City of Reading and recorded with the Berks County Recorder of Deeds.

(8) All sanitary sewage disposal issues shall be resolved to the satisfaction of the City of Reading, including the reservation, permitting, installation and connection of the required sanitary sewage disposal improvements.

(9) All water supply issues shall be resolved to the satisfaction of the City of Reading, including the reservation, permitting, installation and connection of the required water supply improvements.

(10) All proposed signs shall be located, designed, permitted and installed in accordance with the provisions specified by the City of Reading.

(11) The appropriate building and zoning permits shall be prepared and submitted to address all building code requirements for the proposed residential apartment units.

(12) The building shall comply with all fire, safety and accessibility requirements specified by the City of Reading prior to occupancy.

(13) Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.

(14) Applicant may not use, expand, alter or otherwise use the Subject Property inconsistently with the contents of this Decision without making application requesting further relief from the Zoning Board.

(15) Failure to comply with any of the above-referenced conditions shall mean the immediate revocation of the relief granted herein.

The decision of this Board is by a vote of 5 to 0 .

**ZONING HEARING BOARD OF THE CITY
OF READING**

/s/ Philip Rabena

PHILIP RABENA, CHAIRMAN

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Jared Barcz

JARED BARCZ

/s/ Charles Jones

CHARLES JONES