

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, February 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, February 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 MATTERS:

Appeal #2411-0032 – 213 S 11th Street (UPI 10531621182836)

Appeal #2411-0033 – 730 N 3rd Street, 743 Thorn Street, and 220 Douglass Street (UPI 14530758646422, 14530758645446, 14530758645534)

Appeal #2411-0034 – 353 N 4th Street (UPI 07530774723493)

Appeal #2411-0035 – 1506 N 13th Street (UPI 17531730281602)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal #2404-0011 – 1900 Hill Road (UPI 16531719506368)

JPRO Properties LLC and Redeemed Properties LLC appealed to the Berks County Court of Common Pleas the Zoning Hearing Board decision denying their application seeking a Variance for approval of a fourth dwelling unit, or in the alternative, a Special Exception for the fourth dwelling unit as non-conforming. Judge Nevius with the Berks County Court of Common Pleas ordered that the matter is remanded to the Zoning Hearing Board for further proceedings.

Appeal #2501-0001 – 1140 Luzerne Street (UPI 19530746263273)

Ronald DiBendetto, Jr. is seeking a Variance to permit a catering business use, or in the alternative, a Special Exception to permit a change from a previous non-conforming warehouse and storage facility use to a non-conforming catering business use. The subject property is located in the R-3 Residential Zoning District. The owner of record is Judy Pollack.

Appeal #2501-0002 – 839 N 10th Street (UPI 12531745056044)

Thomas Konopelski is seeking a Variance to expand a non-conforming laundromat. The subject property is located in the R-3 Residential Zoning District. The owner of record is Hillside Laundromat South LLC.

Appeal #2501-0004 – 921 Walnut Street (UPI 09531769012452)

Mercy Community Crisis Pregnancy Center is seeking approval of an expansion of previously approved Variance for a nonconforming counseling center use by the Zoning Hearing Board. The applicant proposes to expand the use to include medical services for ultrasounds, STI/STD testing, and prenatal care. The applicant also requests a modification to the previous ZHB decision that limited the number of employees on site to two, and permit the required number of employees for the proposed services without restriction. The applicant requests any other relief as needed to provide the proposed services. The subject property is located in the R-3 Residential Zoning District. The owner of record is the applicant.

Appeal #2501-0005 – 25 S Front Street (UPI 05530607598929)

Reading Area Community College is seeking a Variance from the Floodplain Overlay Zoning District requirements in order to expand and update the existing student union building. Specifically, the applicant

is seeking a Variance to § 600-1823.B.(1) and § 600-1834.C. related to construction and improvements and the required base flood elevations. The subject property is located in the C-C Commercial Core Zoning District and Floodplain Overlay 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.