

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, January 8, 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, January 7, 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 #2411-0031 – 1010 Elm Street (UPI 09531769017820)

CONTINUED CASE:

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

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

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

TMC 1, LLC and TMC 2, LLC are seeking an appeal of the determination of the Zoning Administrator that a required buffer strip is not provided, that two off-street parking spaces are a non-compliant private driveway, and that a subdivision, annexation, and land development plan must be completed prior to receiving required zoning relief. The applicants are also seeking a variance from the buffering requirements along the norther boundary line of 743 Thorn Street. The subject property is located in the R-3 Residential Zoning District. The owners of record are TMC 1, LLC and TMC 2, LLC.

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

Wilson Jara is seeking special exception approval to restore the previous non-conforming use of one commercial unit and two dwelling units. The subject property is located in the R-3 Residential Zoning District. The owner of record is Wilson Jara.

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

Yluminada Arias is seeking special exception approval to operate a daycare home on the property. She is also seeking an appeal of the Zoning Administrator's determination indicating that a daycare center is not permitted in the R-2 Residential Zoning District. In the alternative, she is requesting a variance to operate a daycare center and a variance from the required off-street parking standards. The subject property is located in the R-2 Residential Zoning District and the Heights Conservation District. The owners of record are Genesis Munoz and Yluminada Arias.

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.