

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, March 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, March 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 #2404-0011 – 1900 Hill Road (UPI 16531719506368)

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

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

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

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

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal #2501-0006 – 121 S 9th Street (UPI 03531621091377)

Limitless Mindsets LLC is seeking a Variance to convert a single family dwelling into two dwelling units and any other relief required to use the property as two dwelling units. In the alternative, the applicant is seeking to appeal the Zoning Administrator's determination. The subject property is located in the R-3 Residential Zoning District. The owner of record is the applicant.

Appeal #2502-0007 – 1323 N 13th Street (UPI 17531730272780)

Evelyn Muniz is seeking a dimensional Variance to construct a surface parking area in the rear of the property that exceeds the maximum permitted impervious coverage. The subject property is located in the R-2 Residential Zoning District and the Height Conservation District. The owner of record is Carmen Muniz.

Appeal #2502-0008 – 627 Angora Road (UPI 16531715637322)

Adam and Sara Linsenmaier are seeking a Variance to build a pole barn on their property that is not a permitted use. In the alternative, they are seeking a Special Exception or an appeal of the Zoning Administrator's determination. The subject property is located in the Preservation Zoning District. The owners of record are the applicants (Adam Linsenmaier and Sara Clugh).

Appeal #2502-0009 – 1207 Orchard Road (UPI 18530637067816)

Ben Currie with Burkey Construction Co is seeking a Variance to build a carriage house on the property that exceeds the maximum permitted size of 600 square feet. In the alternative, he is seeking an appeal of the Zoning Administrator's determination. The subject property is located in the R-1 Residential Zoning District. The owners of record are Peter and Leigh Rye.

Appeal #2502-0010 – 1034 Penn Street (UPI 03531777009007)

Garcia Group, LLC are seeking a Special Exception for Adaptive reuse and a Variance to permit two principal uses at the subject property to permit the creation of two dwelling units. In the alternative, the Applicant seeks an appeal of a determination of the Zoning Administrator. 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.