

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, September 10, 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, September 09, 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 #2501-0005 – 25 S Front Street (UPI 05530607598929)

Appeal-2507-0023 – 229 Washington Street (UPI 06530782605952)

Appeal-2507-0025 – 1333 Perkiomen Avenue (UPI 16531606285885)

CONTINUED CASES:

Appeal-2507-0024 – 313 Elm Street (UPI 06530774629000)

Appeal-2507-0026 – 2040 Centre Ave (UPI 15530819611612)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal-2508-0027– 210 Maple Street (UPI 10531621087861) Reading Parking Authority-Rafael Batista is seeking Variances for exceeding percentage of impervious coverage, to be able to provide surface parking for permit holders, to eliminate the requirement for compliance with the buffering requirements, eliminate the requirement for landscaping within proposed buffer strip, to allow the buffer strip along Brick Alley to be reduced to 4' in width along Maple St, to eliminate the requirement for clear sight triangles, to reduce the driveway setback, to allow new driveway access to public street, rather than existing alley, to reduce the dimensional requirement for the ADA parking spaces, to eliminate the requirement for screening within proposed buffer strip along Brick Alley and Maple Street, to reduce the parking lot setback from an existing dwelling, to allow area between sidewalk and curb to remain in concrete with no street tree grates and any other relief required to support the project. The subject property is located in the R-3 Residential Zoning District. The owner of record is the Reading Parking Authority.

Appeal-2508-0028 – 806 Franklin Street (UPI 03530628995562) My MGT Properties LLC-Mario Batista is seeking a Variance from minimum floor area and maximum walking distance to off-street parking spaces, and any other relief required in order to complete the proposed project of converting the existing single-family dwelling into three dwelling units with a first floor commercial space. The subject property is located in the C-R Commercial Residential Zoning District. The owner of record is Reading Property 2 LLC.

Appeal-2508-0029 – 842 Nicolls Street (UPI 12530752954160) 842 Nicolls Street LLC is seeking Special Exception approval to adaptively reuse the existing buildings, which includes a residential dwelling unit with a nontraditional extension on the second floor, and add a second dwelling unit within the existing dwelling unit. In the alternative the applicant is seeking a Variance for the same. The subject property is located in the M-C Manufacturing Commercial 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.