

**IN RE: APPEAL OF GLIDDEN
DEVELOPMENT LP RELATIVE TO
PROPERTY LOCATED AT 1853 N. THIRD
STREET, CITY OF READING, BERKS
COUNTY, PENNSYLVANIA**

**: BEFORE THE ZONING HEARING
: BOARD OF THE CITY OF READING,
: PENNSYLVANIA
:
: APPEAL NO. 2405-0013
:
: VARIANCE, INTERPRETATION
: AND/OR SPECIAL EXCEPTION**

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

AND NOW, this 14th day of August, 2024, a hearing having been held on July 10, 2024, upon the application of Glidden Development LP, 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 Glidden Development LP, a Pennsylvania Limited Partnership, with a mailing address of 50 North Fifth Street, Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Applicant”).
2. Applicant has an equitable interest in the real property located at 1853 N. Third Street, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Anoread, Inc., has granted Applicant permission to seek the requested zoning relief.
4. The Subject Property is located in the M-C Manufacturing Commercial 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”).
5. Applicant’s testimony was presented by Alan Shuman.
6. Applicant is seeking a special exception for a neighborhood shopping center, a variance for off-street parking and loading requirements, and an appeal of the Zoning Officer’s determination

letter.

7. The Subject Property is a vacant lot consisting of 19.38 +/- acres.
8. The Subject Property was previously utilized for industrial use activities (manufacturing and warehousing) by past owners and occupants.
9. Applicant seeks relief from Sections 600-609, 600-1603.A(35), and 600-1604 of the Zoning Ordinance.
10. A shopping center is not an approved use in the M-C Zoning District.
11. Applicant is seeking a 50% waiver of the parking requirements.
12. Applicant stated that the Zoning Office letter required Applicant to have approximately 800 parking spaces.
13. Applicant states they are proposing 500 parking spaces so the granting of a 50% reduction in the number of required spaces for similar uses would mean there are still nearly 100 additional parking spaces.
14. Applicant stated the Zoning Officer wanted seven designated loading spaces for the shopping center.
15. Applicant is requesting tacit approval for the loading spaces subject to the Planning Commission approving the design and layout.
16. Applicant stated it is also working with the DEP with respect to the Subject Property.
17. There were no objections to the proposed relief.

DISCUSSION

Applicant is seeking a variance and/or special exception for a neighborhood shopping center, a variance for off-street parking and loading requirements, and an appeal of the Zoning Officer's determination letter. 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 Glidden Development, LP.
2. The Subject Property is located at 1853 N. Third Street, City of Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the M-C Manufacturing Commercial Zoning District.
4. Applicant is seeking a variance and/or special exception for a neighborhood shopping center, a variance for off-street parking and loading requirements, and an appeal of the Zoning Officer's determination letter.
5. The Zoning Board is permitted to grant applications for variances and/or special exceptions and other relief as set forth in the Zoning Ordinance.
6. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.
7. In order to grant the relief, the Applicant must show it 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: Applicant is granted relief from all relevant sections of the Zoning Ordinance subject to the following conditions:
 - a. Applicant shall submit, if necessary, a Revised Plan of Record or Land Development Plan to the City of Reading Planning Commission for review.
 - b. If necessary, detailed architectural plans, rendering and/or elevations prepared by a licensed or certified consultant shall be submitted with the Revised Plan of Record or Land Development Plan in order to demonstrate compliance with building code requirements.
 - c. 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.

d. 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.

e. The appropriate building and zoning permits shall be prepared and submitted to address all building code requirements for the proposed shopping center.

f. The shopping center shall comply with all fire, safety and accessibility requirements specified by the City of Reading prior to occupancy.

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

h. 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.

i. Failure to comply with any of these above-referenced conditions shall mean the immediate revocation of the relief granted herein.

The decision of this Board is by a vote of 4 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/ Charles Jones

CHARLES JONES