

IN RE: APPEAL OF THOMAS KONOPELSKI RELATIVE TO A PROPERTY LOCATED AT 839 NORTH TENTH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2501-0002 : VARIANCE, INTERPRETATION AND/OR : SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 12th day of March, 2025, a hearing having been held on February 12, 2025, upon the application of Thomas Konopelski, notice of such hearing having first been 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 Thomas Konopelski, an adult individual residing at 595 Scenic Drive, Bernville, Berks County, Pennsylvania 19506 (hereinafter referred to as the “Applicant”).
2. Applicant is a principal member of Hillside Laundromat South, LLC, the fee simple owner of the property known as 1170 Perkiomen Avenue, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Hillside Laundromat South, LLC, has granted Applicant permission to seek the requested relief.
4. The Subject Property is located in the R-3 Residential 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 was represented by Joan E. London, Esquire, of Kozloff Stoudt, 2640

Westview Drive, Wyomissing, PA 19610.

6. Applicant requests a dimensional variance from Section 600-607.D.(1) of the Zoning Ordinance to allow the expansion of the current nonconforming laundromat (1,710 square feet) at the Subject Property by approximately 728 square feet.

7. The laundromat has been in operation for approximately twenty plus years.

8. The proposed expansion is a forty-three percent (43%) increase in area where the Zoning Ordinance only permits a twenty percent (20%) increase in area.

9. The improvement in the proposed addition will include seven (7) new higher capacity washers and dryers, an additional indoor waiting area, and a new ADA accessible entrance.

10. The business currently operates and will continue to operate from 7:00 a.m. to 10:00 p.m., seven (7) days a week as a self-service laundromat.

11. Applicant stated the current laundromat does not meet community needs as it does not have the higher capacity washers and dryers required for viability.

12. Applicant stated there will be no additional noise, traffic, odors, fumes, or any other negative impacts as the use is not changing and the building will be made more attractive.

13. Applicant stated there will be no change in impervious coverage associated with the expansion project.

14. Applicant stated no part of the hardship is self-created and it is the minimum variance necessary to afford relief to the Applicant.

15. Applicant stated there is sufficient parking (23 spaces) and there is adequate space for traffic flow and ingress and egress.

16. There were no objections to the requested relief.

DISCUSSION

Applicant requests a dimensional variance from Section 600-607.D.(1) of the Zoning Ordinance to allow the expansion of the current nonconforming laundromat (1,710 square feet) at the Subject

Property by approximately 728 square feet.

The Zoning Board finds that the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be a detriment to the health, safety and welfare of the neighborhood as long as Applicant complies with all of the required conditions set forth herein.

CONCLUSIONS OF LAW

1. Applicant is Thomas Konopelski, a principal of the fee simple owner, Hillside Laundromat South, LLC.
2. The Subject Property is located at 839 North 10th Street, Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant requests a dimensional variance from Section 600-607.D.(1) of the Zoning Ordinance to allow the expansion of the current nonconforming laundromat (1,710 square feet) at the Subject Property by approximately 728 square feet.
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 requested relief and variance, Applicant must show he has satisfied the relevant sections of the Zoning Ordinance.
8. After reviewing the Applicant's request in detail, the Zoning Board enters the following decision:
 - a. Applicant is granted the requested relief to expand the existing nonconforming self-service laundromat at the Subject Property subject to the following conditions:
 - (1) Applicant shall only install vending machines to provide laundry products on the inside of the building on the Subject Property.

(2) Applicant shall not install soda machines, juke boxes, video games, etc., on the interior or exterior of the Subject Property.

(3) Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board including the conditions applicant agreed to on the record which are incorporated herein by reference.

(4) Applicant may not use, expand, alter or otherwise use the Subject Property inconsistent with the contents of this Decision without making application requesting further relief from the Zoning Board.

(5) Failure to comply with any of these 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/ Jared Barcz

JARED BARCZ