

**IN RE: APPEAL OF MIKAE HOLDINGS, : BEFORE THE ZONING HEARING
LLC, RELATIVE TO A PROPERTY : BOARD OF THE CITY OF READING,
LOCATED AT 1216 PERKIOMEN : PENNSYLVANIA
AVENUE, CITY OF READING, BERKS :
COUNTY, PENNSYLVANIA : APPEAL NO. 2602-0004
:
: VARIANCE, INTERPRETATION
: AND/OR SPECIAL EXCEPTION**

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

AND NOW, this 8th day of April, 2026, a hearing having been held on March 11, 2026, upon the application of Mikae Holdings, LLC, 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 Mikae Holdings, LLC, a Pennsylvania Limited Liability Company, with a principal mailing address of 25 Mellon School Lane, Fleetwood, Berks County, Pennsylvania 19522 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 1216 Perkiomen Avenue, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the R-3 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”).
4. Applicant was represented by Joan E. London, Esquire, of Kozloff Stoudt, 2640 Westview Drive, Wyomissing, Pennsylvania 19610.
5. Applicant seeks a variance to use the existing building on the Subject Property as a

boarding house with eight (8) rooms and one (1) basement apartment.

6. In addition, Applicant seeks a variance from the off-street parking requirements.

7. Applicant purchased the Subject Property in April of 2022 and at that time it was known as the Miller Personal Care Home.

8. When Applicant purchased the Subject Property, it was partitioned and configured as an eight bedroom facility with a basement apartment and Applicant states it cannot be converted to the single-family and multi-family residential uses or other uses permitted by right, special exception or conditional use in the R-3 Zoning District without prohibitive cost.

9. There is no off-street parking on the Subject Property nor any surface lots or garages (public or private) renting spaces within a reasonable walking distance of the Subject Property.

10. Applicant states the parking issue is a pre-existing condition and Applicant requests that this be considered a pre-existing nonconformity; but if relief is needed, Applicant is requesting a variance from the off-street parking requirements.

11. Applicant believes there is ample on-street parking in the area of the Subject Property along Perkiomen Avenue.

12. Applicant states the building is suitable only for the type of congregate living provided by a Boarding House and has not been marketable for any use permitted in the R-3 Zoning District.

13. Applicant has made no changes to the building configuration since its purchase of the Subject Property.

14. The improvements made by Applicant to the building and property have been necessary for code compliance and to make the property safer and more esthetically attractive.

15. The granting of the requested variances will allow the Subject Property to be used for eight (8) rooms for tenants on month-to-month leases, which are akin to apartments and other forms of multi-tenant housing common to the area, plus a basement apartment.

16. Applicant states only one person would be allowed in each of the eight (8) rooms.

17. Applicant will employ the services of a professional management company which would be available 24/7 to the tenants.

18. Applicant has installed a code compliant fire alarm system, lighted exit signs and fire extinguishers, repaired a roof leak, and added new flooring, lighting and kitchen and plumbing fixtures.

19. Applicant states there will be no increase in traffic or overcrowding and higher densities of use are permitted and encouraged in the R-3 Zoning District.

20. There will be no detrimental effects on the neighborhood as Applicant will adopt rules as a part of its leases which all tenants will be required to abide by, including no cooking except in the kitchen, no smoking, no vaping and no illegal drugs or illegal activity.

21. The variance, if allowed, will put into productive and safe use a formerly dilapidated property and its rooms will meet the housing needs of working individuals.

22. The variances are the minimum variances needed to allow the reasonable use of the Subject Property.

23. There were no objections to the requested relief.

DISCUSSION

Applicant seeks a variance to use the existing building on the Subject Property as a boarding house with eight (8) rooms and one (1) basement apartment; and if necessary, a variance from the off-street parking requirements.

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 zoning district or the neighborhood in general as long as Applicant complies with the conditions set forth below.

CONCLUSIONS OF LAW

1. Applicant is Mikae Holdings, LLC.
2. The Subject Property is located at 1216 Perkiomen Avenue, Reading, Pennsylvania 19602.

3. The Subject Property is located in the R-3 Zoning District.
4. The specific sections of the Zoning Ordinance appealed are 600-804.B. and 600-1603.A.(6).
5. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.
6. The Zoning Board is permitted to provide interpretation and grant applications for variances and special exceptions as set forth in the relevant sections of the Zoning Ordinance.
7. In order to grant the requested 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:
 - a. Applicant is granted a variance for a Boarding Housing consisting of eight (8) single person rooms and one (1) apartment.
 - b. Applicant shall install Ring doorbells for each of the eight (8) rooms and the apartment.
 - c. Applicant is granted a variance from the off-street parking requirements.
 - d. Before a Certificate of Occupancy can be issued, Applicant must provide to the Zoning Administrator sufficient documentation that all plumbing, heating and electrical equipment and facilities are adequate and appropriate for the proposed use and make the entire building available for inspection by the Property Maintenance Division.
 - e. Applicant shall attend a One Stop meeting with the Building and Fire Inspectors to ensure compliance with all applicable Building and Fire Codes.
 - f. Applicant shall apply for any required building trades, fire permits and submit to appropriate inspections deemed necessary.
 - g. Applicant shall comply with all relevant fire, 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 5 to 0 .

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

/s/ Jared Barcz

JARED BARCZ, CHAIRMAN

/s/ Philip Rabena

PHILIP RABENA

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Charles Jones

CHARLES JONES