

IN RE: APPEAL OF READING SCHOOL DISTRICT RELATIVE TO A PROPERTY LOCATED AT 1200 N. 12TH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2506-0018 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 13th day of August, 2025, a hearing having been held on July 9, 2025, upon the application of Reading School District, 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 Reading School District with a principal mailing address of 800 Washington Street, Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 1200 N. 12th Street, City of Reading, Berks County, Pennsylvania 19604 (hereinafter referred to as “Subject Property”).
3. 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”).
4. Applicant was represented by Ronald P. Kalyan, Jr., Esquire, of Fox Rothschild, LLP, 747 Constitution Drive, Suite 100, Exton, PA 19341.

5. Applicant is seeking a single dimensional variance for maximum building coverage under Section 600-804.A. of the Zoning Ordinance to construct an addition consisting of approximately 15,283 square feet to the existing 12th and Marion Elementary School building located on the Subject Property, including renovations thereto and other associated improvements (including off-street parking).

6. Applicant stated that due to increasing student and facility needs, this project is required to meet those needs and satisfy Applicant's statutory mandate to educate students and provide adequate facilities.

7. Applicant stated the proposed expansion will allow Applicant to retain this important neighborhood school.

8. The R-3 Zoning District limits the maximum building coverage for public schools to fifty percent (50%).

9. The existing building coverage is compliant at forty-five percent (45%) and the proposed addition results in a total building coverage of sixty percent (60%).

10. Applicant stated the building will be compliant with the overall maximum impervious coverage requirements as it is using much of the existing paved surface area on-site for the expansion project.

11. Applicant stated it is simply converting a portion of the existing parking lot to building coverage.

12. Applicant stated the building addition will also remain in compliance with the required setback and height requirements.

13. Applicant stated the submitted proposal is the most efficient, cost-effective and safe plan to design the building expansion and accommodate its off-street parking needs.

14. Applicant stated that the requested dimensional variance meets the requirements

of the Zoning Ordinance, does not otherwise create a threat to the public health or safety, and does not create any kind of a nuisance or hazard.

15. Applicant stated the tangible and intangible benefits of maintaining an expanded neighborhood school at this location are immeasurable to the surrounding community, including, without limitation, from convenience, educational, social, economic and psychological perspectives.

16. There were no objections at the hearing.

DISCUSSION

Applicant is seeking a single dimensional variance for maximum building coverage under Section 600-804.A. of the Zoning Ordinance to construct an addition consisting of approximately 15,283 square feet to the existing 12th and Marion Elementary School building located on the Subject Property, including renovations thereto and other associated improvements (including off-street parking). Applicant's proposed use complies with the requirements of the Zoning Ordinance and will not be a detriment to the health, safety and welfare of the neighborhood or the zoning district in general.

CONCLUSIONS OF LAW

1. The Applicant is Reading School District.
2. The Subject Property is located at 1200 N. 12th Street, City of Reading, Berks County, Pennsylvania 19604.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is seeking a single dimensional variance for maximum building coverage under Section 600-804.A. of the Zoning Ordinance to construct an addition consisting of approximately 15,283 square feet to the existing 12th and Marion Elementary School building located on the Subject Property, including renovations thereto and other associated

improvements (including off-street parking).

5. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.

6. The Zoning Board is permitted to grant applications for variances and/or special exceptions and other relief as set forth in the Zoning Ordinance.

7. In order to grant the relief, Applicant must show it has satisfied Section 600-804.A. of the Zoning Ordinance.

8. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:

a. Applicant is hereby granted the requested dimensional variance to allow a sixty percent (60%) building coverage for the construction of the addition/expansion to the elementary school.

b. Applicant shall apply for all required building, trades and fire permits and submit to all required inspections deemed necessary.

c. A Preliminary Land Development Plan, if necessary, shall be prepared to address the provisions required by the Subdivision and Land Development Ordinance (Chapter 515 of the City of Reading Code).

d. A Final Land Development Plan, if necessary, shall be prepared for approval by the City of Reading and recorded with the Berks County Recorder of Deeds.

e. 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.

f. 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.

g. All proposed signs shall be located, designed, permitted and installed in accordance with the provisions specified by the City of Reading.

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

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

j. 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.

k. 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/ Philip Rabena

PHILIP RABENA, CHAIRPERSON

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Jared Barcz

JARED BARCZ

/s/ Charles Jones

CHARLES JONES