

IN RE: APPEAL OF RDG-TECH, LLC, RELATIVE TO A PROPERTY LOCATED AT 415, 421 AND 433 PEARL STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2506-0019 : : 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 RDG-Tech, 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 RDG-Tech, LLC, with a principal address of 450 S. Sixth Street, City of Reading, Berks County, Pennsylvania 19602 (hereinafter referred to as the “Applicant”).
2. Applicant is an equitable owner of the property located at 415, 421, and 433 Pearl Street, City of Reading, Berks County, Pennsylvania 19602 (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Standard Offset Printing Co., Inc., has granted Applicant permission to seek the requested relief.
4. The Subject Property is located in the R-3 Residential Zoning District and Prince Historic District as those terms and districts are defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter referred to as the “Zoning Ordinance”).
5. Applicant was represented at the hearing by Philip Petrina, Esquire, of McNees Wallace & Nurick, LLC, 100 Pine Street, Harrisburg, PA 17101.

6. Applicant seeks a special exception to permit a school use (technical training program) in the existing buildings located on the Subject Property.

7. Applicant seeks relief from Sections 600-804, 600-1201 and 600-1202 of the Zoning Ordinance, and all associated variances, special exceptions and interpretations.

8. Applicant is the real estate subsidiary of Berks Latino Workforce Development Corporation d/b/a Tec Centro Berks, a nonprofit corporation that provides workforce and economic development intervention by implementing occupational training in both non-biotech and biotech, professional development, job readiness and certification programs to residents in Berks County.

9. In addition to its equitable ownership of the Subject Property, Applicant is the owner of land adjacent to the Subject Property known as 450 S. Sixth Street which currently serves as the site of Tec Centro Berks.

10. To facilitate its existing operations and future growth, Applicant desires to extend Tec Centro Berks onto the Subject Property while maintaining its operations at 450 S. Sixth Street.

11. Applicant stated that while the Subject Property is located in a large residential neighborhood, the character of the neighborhood is mixed use as there are several commercial properties, churches and resource centers in the vicinity.

12. Until approximately ten years ago, the Subject Property served as the site of a printing business operated by Standard Offset Printing Co., Inc. Standard Offset continued to use the Subject Property over the last ten years primarily for administrative offices but the Subject Property is currently vacant.

13. In accordance with Section 600-804 of the Zoning Ordinance, public or private schools as a principal use, not including dormitories or swimming pool, are permitted by special exception in the R-3 Zoning District.

14. Applicant stated that the two existing buildings located on 433 Pearl Street will be used for the professional development, training and education services of the school as well as administrative offices for Tec Centro Berks.

15. Applicant stated 421 Pearl Street consists of forty-four (44) off-street parking spaces, including six (6) employee spaces, which is a significant improvement from the existing location's parking area.

16. Applicant stated 415 Pearl Street is improved with an approximately 6,600 square foot warehouse which will be used primarily for storage to support the school's operations.

17. Applicant stated the school operations will consist of approximately one hundred (100) working-age adults with a minimum age of eighteen (18) years.

18. Applicant stated the students will attend the school at staggered class times throughout the day from Monday through Saturday and most take public transportation or walk from the neighborhood.

19. Applicant stated the operating hours from Monday through Thursday will be 8:30 a.m. to 9:00 p.m. and on Friday and Saturday from 8:30 a.m. to 4:30 p.m., prevailing time.

20. Applicant stated it does not believe a variance for the number of parking spaces based on the students and faculty is needed because of the staggering of the students, and the forty-four (44) off-street parking spaces is ample parking for the peak hours of student attendance at the Subject Property.

21. Applicant stated the school will not have any night-time athletic activities.

22. Applicant stated the proposed use will not substantially increase traffic congestion along a street or create a traffic safety hazard, will not create an undue concentration of population, will not impair an adequate support of light and air to adjacent properties, and will not create a significant threat to the public health or safety.

23. Applicant stated the proposed use will have adequate provisions, safeguards, plans and/or an infrastructure that will mitigate potential adverse impacts that are associated with parking, traffic, flooding, stormwater, pollution, noise, exterior lighting and or similar impacts, and it will comply with any reasonable conditions that may be imposed by the Zoning Board.

24. There were no objections to the requested relief and the owner of Standard Offset Printing Co., Inc. spoke in favor of the granting of the requested relief.

DISCUSSION

Applicant seeks a special exception to permit a school use (technical training program) in the existing buildings located on the Subject Property.

The Board finds the proposed relief will not be a detriment to the health, safety and welfare of the neighborhood of the zoning district in general.

CONCLUSIONS OF LAW

1. Applicant is Reading School District.
2. The Subject Property is located at 415, 421, and 433 Pearl Street, City of Reading, Berks County, Pennsylvania 19602.
3. The Subject Property is located in the R-3 Residential Zoning District and Prince Historic District.
4. Applicant seeks a special exception to permit a school use (technical training program) in the existing buildings located on the Subject Property.
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 to interpret the Zoning Ordinance.
7. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
 - a. Applicant is granted the requested special exception subject to the following conditions:
 - (1) Applicant must annex the three lots into one lot and shall submit an Annexation Plan for the Subject Property for approval by the Planning Commission prior to the issuance of a zoning permit.

(2) Applicant shall attend a One Stop meeting with the building and fire inspectors to ensure compliance with all applicable Building and Fire Code requirements.

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

(4) Applicant shall provide signage information according to Sections 600-1703(F) and 600-1712(A) for approval by the Zoning Administrator.

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

(6) 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.

(7) 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