

IN RE: APPEAL OF M.J. REIDER ASSOCIATES, INC., RELATIVE TO A PROPERTY LOCATED AT 700 LANCASTER AVENUE, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2511-0036 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 14th day of January, 2026, a hearing having been held on December 10, 2025, upon the application of M.J. Reider Associates, Inc., 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:

The Zoning Board finds the following facts:

1. Applicant is M.J. Reider Associates, Inc., a Pennsylvania corporation with a principal mailing address of 107 Angelica Street, Reading, Berks County, Pennsylvania 19611 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 700 Lancaster Avenue, City of Reading, Berks County, Pennsylvania 19607 (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the Commercial Highway (C-H) 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 at the hearing by Christopher C. Muvdi, Esquire, of 875 Berkshire Boulevard, Suite 100, Wyomissing, Pennsylvania 19610.

5. The Subject Property is currently vacant and was previously used as a private school and art studio.

6. Applicant purchased the Subject Property on December 8, 2025.

7. Applicant is seeking a variance from the number of required off-street parking spaces to use the vacant building as an office/laboratory under Section 600-1603.A.(24) of the Zoning Ordinance, which requires one parking space for each 200 square feet of floor area.

8. The Subject Property will be used solely by the Applicant who has been in business for approximately seventy-five years.

9. Applicant's other location is one block up from the Subject Property on Angelica Street.

10. Applicant will be relocating and consolidating a portion of its existing nearby operations within the building located on the Subject Property due to the fact that Applicant's business is growing.

11. Applicant will have approximately 20 to 30 employees at the Subject Property.

12. Under Section 600-1603, the size of the Subject Property (approximately 13,000 square feet) requires that Applicant have 65 parking spaces (1 parking space for every 200 square feet).

13. Applicant can provide approximately 30 on-site parking spaces, with 15 parking spaces to the rear of the Subject Property and 15 parking spaces on a separate lot across the street on Angelica Street which is part of the Subject Property.

14. Applicant has an existing agreement with Bimbo Bakeries USA, Inc., to provide an additional 20 off-site parking spaces for Applicant's use at 601 Park Avenue which is approximately 1,000 feet from the Subject Property.

15. The maximum distance allowed under Section 600-1603 is 300 feet.

16. Applicant stated that given the physical features of the Subject Property and the layout and design of the building located thereon, there is no place to put additional parking in order to comply with the Zoning Ordinance.

17. Applicant believes the 50 parking spaces is more than sufficient to provide for its parking needs given its proposed operations at the Subject Property.

18. Applicant is not proposing any exterior modifications to the Subject Property.

19. There were no objections presented at the hearing.

20. The Zoning Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be detrimental to the health, safety and welfare of the neighborhood or the zoning district.

DISCUSSION

Applicant is seeking a variance from the number of required off-street parking spaces to use the vacant building as an office/laboratory under Section 600-1603.A.(24) of the Zoning Ordinance, which requires one parking space for each 200 square feet of floor area.

The Zoning Board finds the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be detrimental to the health, safety and welfare of the neighborhood or the zoning district.

CONCLUSIONS OF LAW

1. Applicant is M.J. Reider Associates, Inc.

2. The Subject Property is located at 700 Lancaster Avenue, Reading, Berks County, Pennsylvania 19607.

3. The Subject Property is located in the Commercial Highway (C-H) Zoning District.

4. The specific section of the Zoning Ordinance appealed is 600-1603.A.(24).

5. The Zoning Board is permitted to provide interpretation and grant applications for variances as set forth in the relevant sections of 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 variance, 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 hereby granted a variance from the strict terms of the Zoning Ordinance.

b. Applicant shall make sure it is in compliance with the rules and regulations regarding lighting on the parking lots.

c. Applicant shall apply for any required building trades, fire permits and submit to appropriate inspections deemed necessary.

d. 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.

e. 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.

f. 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