

**IN RE: APPEAL OF MADISON 2020, LLC, : BEFORE THE ZONING HEARING
RELATIVE TO A PROPERTY LOCATED : BOARD OF THE CITY OF READING,
AT 400 WASHINGTON STREET, CITY OF : PENNSYLVANIA
READING, BERKS COUNTY, :
PENNSYLVANIA : APPEAL NO. 2511-0037
:
: VARIANCE, INTERPRETATION
: AND/OR SPECIAL EXCEPTION**

**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 Madison 2020, 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 Madison 2020, LLC, a Delaware limited liability company, with a principal address of 100 Paisley Lane, New Castle, Delaware 19720 (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located at 400 Washington Street, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the Commercial Core (C-C) 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 seeks a special exception under Section 600-1202.A. to reduce the number of required off-street parking spaces to use the vacant building known as the Madison Building for commercial and residential dwelling units, previously approved for adaptive reuse in Zoning Appeal 2020-11. In the alternative, Applicant is seeking a variance for the same.

5. Applicant was represented by William T. Dion, Esquire, of Silverang, Rosenzweig and Haltzman, 900 E. 8th Avenue, Suite 300, King of Prussia, Pennsylvania 19406.

6. Applicant received zoning relief from the Zoning Board on August 12, 2020, regarding Appeal 2020-11 for adaptive reuse at the Subject Property.

7. Applicant has undertaken the adaptive reuse of the Subject Property known as the Madison Building to create a mixed use of commercial/retail and apartments and hopes to open by April 2026.

8. There are 48 on-site parking spaces which will be available for the tenants of the Subject Property.

9. At the prior hearing held before the Zoning Board in 2020, Applicant indicated it had secured additional off-site parking at the Chiarelli Parking Garage which is approximately 319 feet from the Subject Property.

10. Applicant stated that under Section 600-1202.A.(10)(c), the Zoning Board is empowered with the authority to make reductions in parking and loading requirements under the Zoning Ordinance.

11. Applicant has acquired a property located at 315 Washington Street which is directly across the street from the Chiarelli Parking Garage and approximately 380 feet from the Subject Property.

12. The acquired property at 315 Washington Street contains an improved lot with 37 parking spaces.

13. Applicant is requesting the Zoning Board to allow the off-site parking to be at the improved lot at 315 Washington Street rather than the Chiarelli Parking Garage and allow a total of 85 parking spaces with 48 on-site and 37 off-site.

14. Applicant stated some of the prospective tenants have indicated they do not have a need for parking.

15. Applicant believes the 48 on-site parking spaces will be sufficient parking for the 85 units plus there would be an additional 37 off-site parking spaces which would allow for one-to-one parking spaces for the redevelopment of the Madison Building.

16. Applicant stated the Subject Property and 315 Washington Street are owned by two separate entities controlled by the same parent company and a document will be recorded linking the two entities so there will be a chain of title and anyone buying either one of the properties will understand what they can and cannot do with the properties.

17. The Board finds the requested relief will not be a detriment to the health, safety and welfare of the neighborhood and will enhance the Commercial Core Zoning District.

DISCUSSION

Applicant seeks a special exception under Section 600-1202.A. to reduce the number of required off-street parking spaces to use the vacant building known as the Madison Building for commercial and residential dwelling units, previously approved for adaptive reuse in Zoning Appeal 2020-11. In the alternative, Applicant is seeking a variance for the same.

The proposed use will not be a detriment to the health, safety and welfare of the neighborhood and is in keeping with the spirit and intent of the Ordinance.

CONCLUSIONS OF LAW

1. Applicant is Madison 2020, LLC.
2. The Subject Property is located at 400 Washington Street, Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the Commercial Core (C-C) Zoning District.
4. The specific section of the Zoning Ordinance appealed is Sections 600-1202.A.
5. The Zoning Board is permitted to provide interpretation and grant applications for special exceptions, variances, and modifications as set forth in the relevant sections of the Zoning Ordinance.
6. In order to grant the requested relief, Applicant must show it has satisfied the relevant sections of the Zoning Ordinance.
7. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.

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

a. Applicant is granted a special exception for the requested reduced off-street parking.

b. Applicant shall record an agreement with the Berks County Recorder of Deeds linking the Subject Property and the parking lot at 315 Washington Street, which agreement must be approved prior to recording by the zoning solicitor and zoning administrator.

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

d. 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.

e. 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