

IN RE: APPEAL OF TOMAS INIRIO RELATIVE TO A PROPERTY LOCATED AT 658 N. SIXTH STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2512-0040 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 11th day of February, 2026, a hearing having been held on January 14, 2026, upon the application of Tomas Inirio, 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 Tomas Inirio (hereinafter referred to as “Applicant”), an adult individual with a mailing address of 604 Georgia Avenue, Reading, Berks County, Pennsylvania 19605.
2. Applicant is the fee simple owner of the property located at 658 N. Sixth Street, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “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 is appealing the determination of the Zoning Administrator to extend the restaurant and bar hours of operation and to increase the number of seats from 53 to 75. In the alternative, Applicant is seeking a special exception for a more intense use of a nonconforming use.
5. Applicant is seeking relief from the Section 600-607.D. of the Zoning Ordinance.

6. The Subject Property was formerly the Waldorf Café, an existing nonconforming restaurant.
7. Applicant purchased the Subject Property approximately one year ago.
8. Applicant would like to increase the restaurant seating from 53 to 75.
9. Applicant's proposed hours of operation would be from 11:00 a.m. to 2:00 a.m., prevailing time, Thursday through Saturday and from 11:00 a.m. to midnight, prevailing time, Sunday through Wednesday.
10. Applicant stated there is on-street parking on North 6th Street and Oley Street and there is also a private parking lot at 700 and 704 N. 6th Street.
11. Applicant stated he will be making improvements to modernize the restaurant.
12. Applicant stated the extended hours of operation will not harm the neighborhood or public welfare.
13. Applicant stated the restaurant will be fully staffed, properly supervised, and compliant with all safety, noise and occupancy regulations.
14. Applicant stated neighboring property owners have told him they are anxious for the restaurant to open.
15. There were no objections to the requested relief.

DISCUSSION

Applicant is appealing the determination of the Zoning Administrator to extend the restaurant and bar hours of operation and to increase the number of seats from 53 to 75. In the alternative, Applicant is seeking a special exception for a more intense use of a nonconforming use.

The Zoning Board finds 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 neighborhood as long as Applicant complies with the conditions set forth below.

CONCLUSIONS OF LAW

1. Applicant is Tomas Inirio.
2. The Subject Property is located at 658 N. Sixth Street, Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is appealing the determination of the Zoning Administrator to extend the restaurant and bar hours of operation and to increase the number of seats from 53 to 75. In the alternative, Applicant is seeking a special exception for a more intense use of a nonconforming use.
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 other relief as set forth in the Zoning Ordinance.
7. In order to grant the relief, the Applicant must show he 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 all of the requested relief, subject to the conditions hereinafter set forth:
 - (1) Applicant shall submit an Annexation/Minor Land Development Plan for the parking area located at 700 and 704 N. Sixth Street for approval by the Planning Commission prior to the issuance of a zoning permit.
 - (2) Applicant shall submit a narrative to the Department of Public Works to determine if Sewer Planning Modules will be required.
 - (3) Applicant is allowed seating for 75 patrons.
 - (4) Applicant's hours of operation shall be limited to 11:00 a.m. to 2:00 a.m., prevailing time, Friday and Saturday and from 11:00 a.m. to midnight, prevailing time, Sunday

through Thursday.

(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/ 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