

IN RE: APPEAL OF GLENDA REYES RELATIVE TO A PROPERTY LOCATED AT 805 HIESTER LANE, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2604-0008 : : : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
--	---

**DECISION OF THE ZONING HEARING
 BOARD OF THE CITY OF READING**

AND NOW, this 10th day of June, 2026, a hearing having been held on May 13, 2026, upon the application of Glenda Reyes, 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. The Applicant is Glenda Reyes, an adult individual with a mailing address of 221 Columbia Avenue, Reading, Pennsylvania (hereinafter referred to as the “Applicant”).
2. Applicant has a leasehold interest in property located at 805 Hiester Lane, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Joseph Vaccaro, Sr., has given the Applicant permission to seek the requested relief.
4. The Subject Property is located in the Manufacturing Commercial (M-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”).
5. Applicant is seeking a special exception to use the existing building on the Subject

Property for a personal service use, namely an esthetic studio. In the alternative, Applicant is seeking a variance for the same proposed use or an appeal of the Zoning Administrator's determination.

6. The proposed esthetic studio is classified as a "personal service" under Section 600-811.B. of the Zoning Ordinance and is not a permitted use in the M-C Zoning District.

7. The Subject Property has been used for retail use since 1989.

8. Applicant is a licensed esthetician in the Commonwealth of Pennsylvania.

9. Applicant's proposed hours of operation will be from 10:00 a.m. until 5:00 p.m., prevailing time, Monday through Friday.

10. Applicant will be the only esthetician working at the Subject Property.

11. The esthetic skin treatments to clients will be by appointment only with each appointment lasting approximately 1-1/2 to 2 hours so there will not be a lot of vehicular traffic.

12. There are no additional parking requirement issues under Section 600-1603 because the Subject Property was previously used as retail which has the same parking requirement.

13. Applicant is not making any modifications to the exterior of the building on the Subject Property.

14. Applicant testified and the Board finds that the proposed use will not alter the essential character of the area in which the Subject Property is located and will not be a detriment to the health, safety and welfare of the neighborhood.

15. There were no objections presented to the requested relief.

DISCUSSION

Applicant is seeking a special exception to use the existing building on the Subject Property for a personal service use, namely an esthetic studio. In the alternative, Applicant is seeking a variance for the same proposed use or an appeal of the Zoning Administrator's determination. 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 in general.

CONCLUSIONS OF LAW

1. The Applicant is Glenda Reyes.
2. The Subject Property is located in the Manufacturing Commercial (M-C) Zoning District.
3. Applicant is seeking a special exception to use the existing building on the Subject Property for a personal service use, namely an esthetic studio. In the alternative, Applicant is seeking a variance for the same proposed use or an appeal of the Zoning Administrator's determination.
4. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.
5. The Zoning Board is permitted to grant applications for special exceptions and variances as set forth in the Zoning Ordinance.
6. In order to grant the variances, the Applicant must show she has satisfied the relevant sections of the Zoning Ordinance.
7. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:
 - a. Applicant is hereby granted a variance and/or special exception to operate a personal service use, namely an esthetic studio, at the Subject Property.
 - b. Applicant must complete the supplemental Personal Service Sheet and provide it to the Zoning Office.
 - c. Applicant shall provide copies of the required Department of State, Bureau of Professional and Occupational Affairs License to the Zoning Office.
 - d. Applicant shall not place any soda machines, vending machines, video machines, or jukeboxes on the exterior of the Subject Property.
 - e. Applicant shall not place any ATM on the interior or exterior of the Subject Property.
 - f. Applicant shall attend a One Stop Meeting to discuss all city code requirements for the proposed use.

g. All proposed signs shall be located, designed, permitted and installed in accordance with the provisions specified by the City of Reading; otherwise, all proposed signs will require separate zoning approval.

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

i. 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.

j. Applicant must comply with all conditions set forth in the findings of fact.

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/ 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