

IN RE: APPEAL OF RICHARD MERCADO QUINONES RELATIVE TO A PROPERTY LOCATED AT 1000 N. 12th STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF : READING, PENNSYLVANIA : : APPEAL NO. 2605-0011 : : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 8th day of July, 2026, a hearing having been held on June 10, 2026, upon the application of Richard Mercado Quinones, notice of such hearings 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 Richard Mercado Quinones, an adult individual with a mailing address of 1315 N. 12th Street, Reading, Berks County, Pennsylvania (hereinafter referred to as the “Applicant”).
2. Applicant has a leasehold interest in the property located at 1000 N. 12th Street, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Belgica Guzman, has granted Applicant permission to seek the requested relief.

4. 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”).

5. Applicant is seeking approval to change the nonconforming use of a pet shop as permitted by the Zoning Board’s Decision rendered in Appeal 2002-18 to a barbershop. In the alternative, Applicant is seeking a variance for a barbershop use and any other relief required to support the proposed use.

6. The first floor of the Subject Property was previously a pet shop.

7. There are two (2) parking spaces on the Subject Property.

8. The parking requirement for the previous retail use was two (2) parking spaces and the parking requirement for a personal service use (barbershop) is the same as retail, therefore, no additional parking is required.

9. The barbershop will be on the first floor of the building located on the Subject Property and the remainder of the building has apartments.

10. Applicant’s proposed hours of operation are from 9:00 a.m. until 9:00 p.m., prevailing time, Sunday through Saturday.

11. Applicant will have five (5) free-standing barber chairs and two (2) washing sinks.

12. Applicant will have four (4) employees.

13. Applicant agreed he will not have any ATM machines, video machines, juke boxes, soda machines, or vending machines at the Subject Property.

14. Applicant understands he may have to get approval from the Dept. of Public Works and the Reading Area Water Authority.

15. Applicant stated the proposed use will not cause traffic congestion and will not

impair air or light to neighboring properties and will not pose a threat to the public health or safety.

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

DISCUSSION

Applicant is seeking approval to change the nonconforming use of a pet shop as permitted by the Zoning Board's Decision rendered in Appeal 2002-18 to a barbershop. In the alternative, Applicant is seeking a variance for a barbershop use and any other relief required to support the proposed use. 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 as long as Applicant complies with the conditions set forth below.

CONCLUSIONS OF LAW

1. Applicant is Richard Mercado Quinones.
2. The Subject Property is located at 1000 N. 12th Street, Reading, Berks County, Pennsylvania.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is seeking approval to change the nonconforming use of a pet shop as permitted by the Zoning Board's Decision rendered in Appeal 2002-18 to a barbershop. In the alternative, Applicant is seeking a variance for a barbershop use and any other relief required to support the proposed 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/or special exceptions as set forth in the Zoning Ordinance.
7. In order to grant the variances and/or special exceptions, 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 the requested relief subject to the following conditions:

i. Applicant shall provide copies of the required Department of State, Bureau of Professional and Occupational Affairs License to the Zoning Office.

ii. Applicant must seek approval from the Department of Public Works and the Reading Area Water Authority with respect to usage and sewer.

iii. Applicant shall not place any soda machines, vending machines, video machines, or jukeboxes on the exterior of the Subject Property.

iv. Applicant shall not place any ATM on the interior or exterior of the Subject Property.

v. Applicant shall attend a One Stop Meeting to discuss all city code requirements for the proposed use.

vi. 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.

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

viii. 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.

ix. Applicant must comply with all conditions set forth in the findings

of fact.

x. 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 4 to 0.

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

/s/ Philip Rabena

PHILIP RABENA

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Charles Jones

CHARLES JONES