

IN RE: APPEAL OF WYOMING	:	BEFORE THE ZONING HEARING
VALLEY PHARMACY, INC.,	:	BOARD OF THE CITY OF READING,
RELATIVE TO A PROPERTY	:	PENNSYLVANIA
LOCATED AT 1220 CENTRE	:	
AVENUE, CITY OF READING, BERKS	:	APPEAL NO. 2606-0017
COUNTY, PENNSYLVANIA	:	
	:	VARIANCE, INTERPRETATION
	:	AND/OR SPECIAL EXCEPTION

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

AND NOW, this 12th day of August, 2026, a hearing having been held on July 8, 2026, upon the application of Wyoming Valley Pharmacy, 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:

FINDINGS OF FACT

The Zoning Board finds the following facts:

1. Applicant is Wyoming Valley Pharmacy, Inc., a Pennsylvania corporation, with a mailing address of 106 Aileen Drive, Landsdale, Pennsylvania 19447 (hereinafter referred to as the “Applicant”).
2. Applicant has a leasehold interest in the property located at 1220 Centre Avenue, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Bally, LLC, has granted Applicant permission to seek the requested relief.
4. The Subject Property is located in the R-3 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 was represented by Keith Mooney, Esquire, of Barley Snyder, 2755 Century Boulevard, Wyomissing, PA 19610.

6. Applicant is requesting a variance from Section 600-804 of the Zoning Ordinance to permit a pharmacy use in a portion of the first floor of the Subject Property.

7. The Subject Property consists of a two-story brick building with a lower level and an adjacent parking lot.

8. A physician’s office is located on the first floor, a physical therapy practice is located on the lower level, and the second floor is utilized by the staff of the physician’s office for breaks and to do administrative work.

9. Applicant is proposing to convert a portion of the physician’s office on the first floor of the Subject Property into an accessory use pharmacy which would primarily serve clients of the physician’s office.

10. The pharmacy intends to operate during the same hours of operation as the physician’s office, namely 8:30 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 12:00 p.m. on Saturday, prevailing time.

11. Applicant stated it believes the location of the Subject Property, the improvements on the Subject Property, and the existing lot configuration create a physical condition that would allow for the granting of the requested request to accommodate the accessory use of a pharmacy.

12. Applicant stated the variance would not alter the essential character of the zoning district, nor impair the use of adjacent properties, nor be detrimental to the public welfare.

13. Applicant stated the requested variance represents the minimum variance that will afford relief and is the least possible modification of the permitted uses in the R-3 Zoning District.

14. Applicant's proposed use is in keeping with the spirit and intent of the Zoning Ordinance.

15. The Board finds as a fact that the Subject Property will be used in a manner which will not be detrimental to the health, safety and welfare of the neighborhood or the Zoning District.

16. There were no objections to the requested relief.

DISCUSSION

Applicant is requesting a variance from Section 600-804 of the Zoning Ordinance to permit a pharmacy use in a portion of the first floor of the Subject Property. The Subject Property is located in the R-3 Zoning District. Applicant's proposed use complies with the requirements of the Zoning Ordinance and will not be a detriment to the health, safety and welfare of the neighborhood or the zoning district in general.

CONCLUSIONS OF LAW

1. Applicant is Wyoming Valley Pharmacy, Inc.
2. The Subject Property is located at 1220 Centre Avenue, City of Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is requesting a variance from Section 600-804 of the Zoning Ordinance to permit a pharmacy use in a portion of the first floor of the Subject Property.
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 and to interpret the Zoning Ordinance.
7. In order to grant the requested relief and variances, Applicant must show that 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 granted a variance to operate a pharmacy on a portion of the first floor of the Subject Property.

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

c. 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.

d. 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, ACTING CHAIRMAN

/s/ Thomas Fox
THOMAS FOX

/s/ Jeffrey Gattone
JEFFREY GATTONE

/s/ Charles Jones
CHARLES JONES