

IN RE: APPEAL OF LATIN FUSION BASEBALL RELATIVE TO A PROPERTY LOCATED AT 1639 MULBERRY STREET, CITY OF READING, BERKS COUNTY, PENNSYLVANIA	: BEFORE THE ZONING HEARING : BOARD OF THE CITY OF READING, : PENNSYLVANIA : : APPEAL NO. 2606-0018 : : VARIANCE, INTERPRETATION : AND/OR SPECIAL EXCEPTION
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**DECISION OF THE ZONING HEARING
 BOARD OF THE CITY OF READING**

AND NOW, this 9th day of September, 2026, hearings having been held on July 8, 2026, and August 12, 2026, upon the application of Latin Fusion Baseball, 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 Latin Fusion Baseball, a Pennsylvania non-profit organization, with a mailing address of 2865 Wilson School Court, Sinking Spring, Berks County, Pennsylvania 19608 (hereinafter referred to as the “Applicant”).
2. Applicant has a leasehold interest in the property located at 1639 Mulberry Street, City of Reading, Berks County, Pennsylvania 19604 (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Tutto Mio, Inc., 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 appeared before the Zoning Board on July 8, 2026, and requested a

continuance until August 12, 2026, which continuance was granted.

6. Applicant was represented by Michael B. Senape, Esquire, of Senape Law, 612-614 Main Street, Freeland, Pennsylvania 18224.

7. Applicant is seeking a variance to permit a non-profit administrative office use with a small accessory indoor baseball training area in the building located on the Subject Property.

8. Applicant submitted a revised site plan and response to the Zoning Office on August 7, 2026, withdrawing the request for a fence and gate and also changing the number of participants at the indoor baseball training facility.

9. The Subject Property was recently used for a warehouse and small office space.

10. The indoor training facility would be available to young men and girls in the community for baseball training during the winter months and potentially during some of the summer months during inclement weather and would include a batting cage and light exercise space.

11. The office space would be used for Applicant's non-profit business.

12. The services provided would be primarily by appointment and will operate during normal business hours with operations ending no later than 7:30 p.m., prevailing time.

13. The batting cage area will only accommodate four (4) participants with no more than ten (10) occupants permitted at any one time.

14. The requested relief requires a minimum of three parking spaces and Applicant can provide twelve parking spaces, including one van-accessible ADA space.

15. Applicant stated the proposed indoor baseball training facility and office space will not substantially increase traffic congestion along the street or create any traffic safety hazard nor will it be detrimental to the appropriate use of adjacent properties and will not impact parking, traffic, flooding, stormwater, pollution, noise, exterior lighting or similar impacts.

16. A neighboring property owner had submitted a written letter to the Zoning Office with parking concerns, but the Zoning Board finds Applicant's revised site plan and response letter has resolved those concerns.

DISCUSSION

Applicant is seeking a variance to permit a non-profit administrative office use with a small accessory indoor baseball training area in the building located on the Subject Property. 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 Latin Fusion Baseball, a Pennsylvania non-profit organization.
2. The Subject Property is located at 1639 Mulberry Street, Reading, Berks County, Pennsylvania 19604.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is seeking a variance to permit a non-profit administrative office use with a small accessory indoor baseball training area in the building located on 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 as set forth in the Zoning Ordinance.
7. In order to grant the variances and/or special exceptions, Applicant must show 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 hereby granted the requested relief subject to the following conditions:
 - (1) Applicant shall not place any soda machines, vending machines, video machines, or jukeboxes on the exterior of the Subject Property.
 - (2) Applicant shall not place any ATMs on the interior or exterior of the

Subject Property.

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

(4) 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.

(5) 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/ Jared Barcz

JARED BARCZ, CHAIRMAN

Not present

PHILIP RABENA

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Charles Jones

CHARLES JONES