

**IN RE: APPEAL OF MIGUEL
DELRIO, JR., RELATIVE TO A
PROPERTY LOCATED AT 624 N.
THIRD STREET, CITY OF
READING, BERKS COUNTY,
PENNSYLVANIA**

**: BEFORE THE ZONING HEARING
: BOARD OF THE CITY OF READING,
: PENNSYLVANIA
:
: APPEAL NO. 2607-0020
:
: VARIANCE, INTERPRETATION
: AND/OR SPECIAL EXCEPTION**

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

AND NOW this 9th day of September 2026, a hearing having been held on August 12, 2026, upon the application of Miguel Delrio, Jr., notice of such hearing having first been 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 Miguel Delrio, Jr., an adult individual, residing at 10 N. Ninth Street, Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Applicant”).
2. Applicant has a leasehold interest in the existing garage located at the rear of the property known as 624 N. Third Street/625 Thorn Street, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, DS Group, LLC, 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 to appeal the determination of the Zoning Administrator to establish a commercial garage only for automotive mechanical repairs and a notary tag agency in the existing garage at the Subject Property. In the alternative, Applicant is seeking a variance for the same.

6. Applicant is seeking relief from Sections 600-804.B, 600-902 and 600-1063.A. of the Zoning Ordinance, and all associated variances, special exceptions and interpretations.

7. The Subject Property consists of a residential building with three (3) apartments and a separate garage located at the rear of the Subject Property.

8. The garage consists of two (2) service bays and a small office area.

9. Auto repair is not a listed permitted use in the R-3 Zoning District (Section 600-804.B).

10. The proposed auto repair garage and notary tag business will create a second use on the same lot which is not permitted under Section 600-902.

11. Auto repair and other service establishments are required to provide enough parking for all vehicles being worked on plus an additional space for every 1-1/2 employees (Section 600-1603.A).

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

13. There will be no autobody repair work, painting or inspection services.

14. The business will be operated by Applicant, his brother and his business partner.

15. Applicant will not park cars on the street or on the sidewalk while they are waiting to get repaired.

16. Applicant is also leasing six (6) off-street parking spaces across the street from the garage.

17. The parking spaces will not be used for the storage of vehicles.
18. There were no objections to the requested relief.

DISCUSSION

Applicant is seeking to appeal the determination of the Zoning Administrator to establish a commercial garage only for automotive mechanical repairs and a notary tag agency in the existing garage at the Subject Property. In the alternative, Applicant is seeking a variance for the same.

The Board finds the proposed use is not too intense for a residential neighborhood and would not be detrimental to the neighboring residential property uses. The proposed use is in keeping with the spirit and intent of the Zoning Ordinance.

CONCLUSIONS OF LAW

1. The Applicant is Miguel Delrio, Jr.
2. The Subject Property is located at 624 N. Third Street, Reading, Berks County, Pennsylvania 19601.
3. The Subject Property is located in the R-3 Residential Zoning District.
4. Applicant is seeking to appeal the determination of the Zoning Administrator to establish a commercial garage only for automotive mechanical repairs and a notary tag agency in the existing garage at the Subject Property. In the alternative, Applicant is seeking a variance for the same.
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 special exceptions and/or variances as set forth under the relevant sections of the Zoning Ordinance.

7. In order to grant a special exception and/or variance, 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 the requested variances to operate an auto service repair business with a notary tag business in the garage located to the rear of the Subject Property.

b. Applicant is permitted to operate the garage and notary tag office from 10:00 a.m. to 5:00 pm., Monday through Friday, prevailing time.

c. Applicant shall apply for all required building, trades, fire and health permits.

d. All vehicles shall be worked on inside the garage and shall not create noxious fumes or noise problems in the neighborhood.

e. Vehicles are not allowed to be stored on the street or on the leased parking area.

f. Signage will require an additional zoning permit in accordance with Section 600-1703 of the Zoning Ordinance.

g. Applicant shall not allow video machines, soda machines, vending machines, jukeboxes, and ATM machines at or on the Subject Property.

h. If necessary, Applicant shall attend a One Stop Meeting with the Building and Fire inspectors to ensure compliance with all applicable Building and Fire Code requirements.

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

j. 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.

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 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