

PROPERTY SUMMARY SHEET
MARCH 17 & MAY 19, 2022
DETERMINATION & CERTIFICATION HEARING

14. 139 Lemon St., Paul Foltyn, owner, 305 Melrose St, Reading, Purchased July 1989

I, Linda A. Kelleher, am employed by the City of Reading in its City Council Office and in my capacity as an employee of and custodian of records for the City of Reading, after reviewing the affidavits submitted for this property, find that the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	<u>2/16/22</u>	_____
Notice Posted on Subject Property on	<u>N/A</u>	_____

	Determination		Certification
Delinquent Water	Amount: <u>0</u> Status <u>08/2017</u>	Amount: _____	Status _____
Delinquent Taxes	Amount: <u>N/A</u>	Amount: _____	
Electric Utility Status:	_____	_____	
Gas Utility Status:	_____	_____	

Delinquent Trash/Recycling Amount: _____ Amount: _____

Liens Amount: _____ Amount: _____

Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: N/A

Condition of Property Codes Certification: _____

**Blighted Property Review Committee
Determination Hearing**

March 17th, 2022 at 6:00 p.m.

City Hall, Council Chambers

815 Washington Street

Paul Foltyn
305 Melrose Ave
Reading PA, 19606

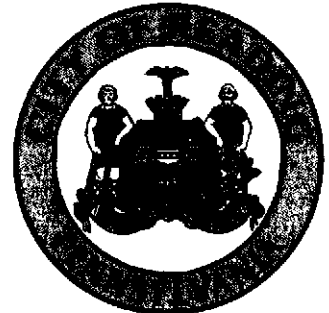
**In the matter of:
139 Lemon St
Paul Foltyn owner(s)**

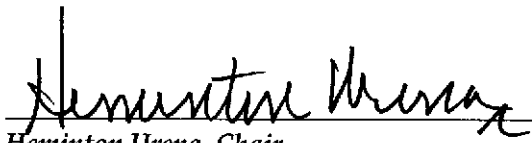
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would qualify the property for blight prior to the hearing.

As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

Persons affected may appear at the hearing to show cause why this action should be stayed, modified, or rescinded.

*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610.655.6311 or email
Heather.Scheuring@readingpa.gov*

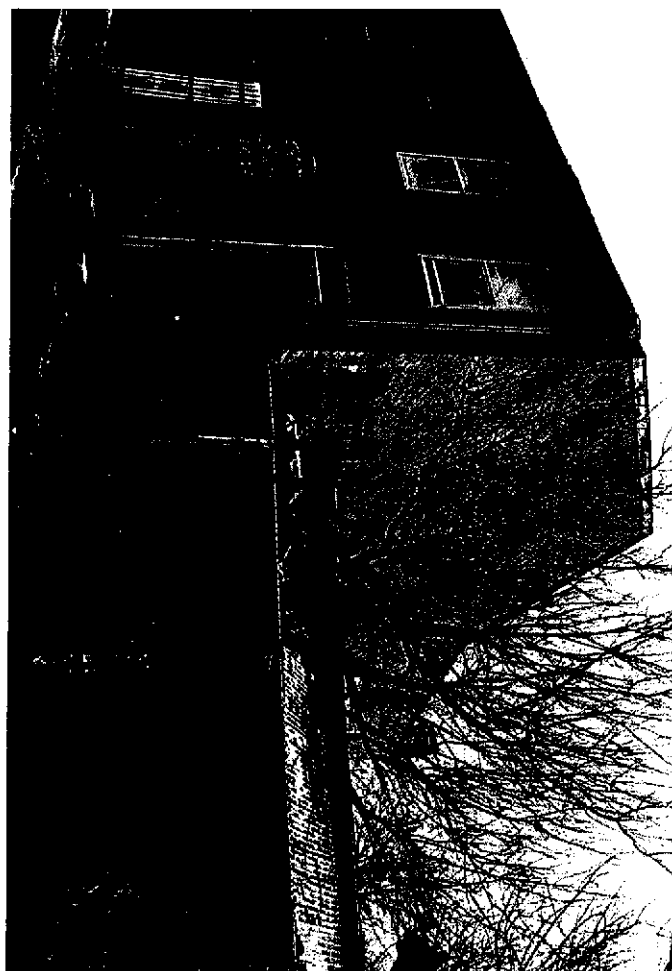



Heminton Urena, Chair


Linda Kelleher, Secretary

139 Lemon St

- ☐ Any premise which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- ☐ Any premise which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- ☐ Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested state or because of its lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- ☐ Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- ☐ Any structure, from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- ☐ Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason or neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- ☐ Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.
- ☐ Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- ☐ A property which has defective or unusual conditions of title or no known owners.
- ☐ A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct immediate threat to health, safety and welfare of the community.
- ☐ Any abandoned property. A property shall be considered abandoned if:
 - it is vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months
 - it is a vacant property or vacant or unimproved lot or parcel on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or
 - the property has been declared abandoned by the owner, including an estate that is in possession of the property.
- ☐ A property having three or more of the following characteristics:
 - has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;
 - has unsafe external and internal access ways;
 - is being served by an unsafe public street or right-of-way;
 - violates the property maintenance code and is in immediate threat to public health and safety;
 - is vacant;
 - is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

139 Lemon St

Owned By: Paul Foltyn
305 Melrose Ave
Reading, PA 19606

State of Pennsylvania
County of Berks

I Michele Gonzalez am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 139 Lemon St is true and correct to the best of my knowledge:

Water service status:

off

Delinquent Water Amount:

0

Date of Last Water Service:

10/13/17

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 15 day of March, 2022 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

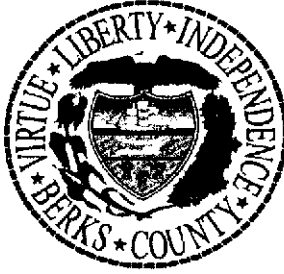
Michele Gonzalez

Notary Public:

[Signature]

My Commission Expires on

Commonwealth of Pennsylvania - Notary Seal Linda A. Kelleher, Notary Public Berks County My commission expires April 17, 2024 Commission number 1083048 Member, Pennsylvania Association of Notaries



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625

Fax: 610.478.6644

E-mail: taxclaim@countyofberks.com

Christian Y. Leinbach, Commissioner Chair
Kevin S. Barnhardt, Vice Chair
Michael S. Rivera, Commissioner

NICOLE E. BLANDING, Tax Claim Director

Owner: FOLTYN PAUL
305 MELROSE AVE
READING, PA 19606-1327
Location: 139 LEMON ST

PIN: 03530628992255

District: CITY OF READING - 03

School District: READING

Description: 2 STORY BRICK/MASONRY

A.V.

9,200

Deed Book / Page

2078 / 2289

STATEMENT OF ACCOUNT

There are currently no Delinquent Taxes due

STATEMENT OF RECEIPTS

There are currently no receipts



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

139 Lemon St

Owned By: Paul Foltyn
305 Melrose Ave
Reading, PA 19606

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **139 Lemon St** is true and correct to the best of my knowledge:

☒ Work Orders ☐ Unpaid ☐ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: N/A Failed: N/A

Placarded: NO

Housing Fees Unpaid: N/A

Amount in Collections: N/A

Miscellaneous Fees Unpaid: N/A

Amount in Collections: N/A

☒ CSC Calls/Complaints: See attached

Owner in contact: ☒ (Y) ☐ (N) Expressed interest in attending hearing but has not confirmed.

Sworn to and subscribed before me this 15
day of March, 2022 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

Notary Public:

My Commission Expires on: See
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2024
Commission number 1083048
Member, Pennsylvania Association of Notaries

☐ QOL.001 – Accumulation of Trash

☐ QOL.002 – Animal Maintenance and Waste

☐ QOL.003 – Disposal of Trash/Rubbish

☐ QOL.004 – High Grass/Weeds

☐ QOL.005 – Littering/Scattering Rubbish

☐ QOL.006 – Motor Vehicle Nuisance

☐ QOL.007 – Operating a Food Cart Illegally

☐ QOL.008 – Operating/Vending Without Permit

☐ QOL.009 – Outdoor Placement of Indoor Furniture

☐ QOL.010 – Illegal Dumping

☐ QOL.011 – Littering by Private Advertising Matter

☐ QOL.012 – Snow/Ice Removal

☐ QOL.013 – Storing of Waste Containers

☐ QOL.014 – Storing of Appliances in Public View

☐ QOL.015 – Storing of Hazardous Material

☐ QOL.016 – Storing of Recyclables

☐ QOL.017 – Storing/Serving Potentially Hazardous Food

☐ QOL.018 – Swimming Pools in Good Repair

☐ QOL.019 – Violating Terms of Vending Lease

☐ QOL.020 – Failure to Obtain Permits in Historic District

☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.

☐ QOL.022 – Failure to Have Licensed Trash Hauler

☐ QOL.023 – Unregistered Dumpster

**Ownership Information**

UPI / Property ID: 03530628992255
Location Address: 139 LEMON ST
Owner's Name: FOLTYN PAUL

Mailing Address: 305 MELROSE AVE READING PA 19606-1327
Municipality: READING
School District: READING
Map PIN: 530628992255
Account #: 03449325

Recorded Documents

Deed / Instrument #: 20782289
Deed Date: 19890703
Deed Amount: 1300
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 5300
Assessed Land Value: 5300
Building Value: 3900
Total Assessed Value: 9200
Property Class: RESIDENTIAL
Land Use Code: 161
Clean & Green Year:
Net Acreage: 0.03

Description: 2 STORY BRICK/MASONRY

• This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis.
BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

Right to Know

APPLIED FILTERS

Date range: **Jan 1, 2000 - Mar 9, 2022**
Department: **All**
Keyword: **All**
Request Type: **All**
Status: **All**
Address: **139 lemon st**



ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
11543812	Hoarding Clutter Situation	Per RAWA, there are hoarding conditions and their employee fell through the stairs.	139 Lemon Street, Reading, PA, USA	Codes Inspectors	None	Completed	February 18, 2022 8:31 am	N/A
11437301	Property Maintenance Fees	L# 399945 Katrina called in because they received an illegal unit violation today. They put the housing registration in the drop box on the 1/18 and were told they needed to provide copy of DL. They called this morning to notify that they will put in drop box today. So they are asking for a called concerning this violation fee because they are trying to get this registration taken care of....	139 Lemon Street, Reading, PA, USA	Maria Arias	Medium	Completed	January 26, 2022 11:48 am	January 31, 2022
3237023	Zoning Violation	complaint that tenant at 139 Lemon St its blocking the side walk with wooden pallets.	139 Lemon Street, Reading, PA, United States	Codes Inspectors	None	Completed	September 26, 2017 2:47 pm	N/A