

21

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

22. 1001 Penn St, Florin & Georgeta Hrezdac, owner, 3501 Regency Dr., Sinking Spring, Purchased Ju 2006

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>	_____
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	Determination		Certification
Delinquent Water	Amount: <u>349.89</u>	Status <u>OK</u>	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>N/A</u>		Amount: _____
Electric Utility Status:	_____		_____
Gas Utility Status:	_____		_____

Delinquent Trash/Recycling Amount:	_____	Amount: _____
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Liens	Amount: _____	Amount: _____
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Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 3x/0V

Condition of Property Codes Certification: _____

**Blighted Property Review Committee
Determination Hearing**

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

City Hall, Council Chambers

Florin & Georgeta Hrezdac
3501 Regency Dr
Sinking Spring PA, 19608

815 Washington Street

In the matter of:

1001 Penn St

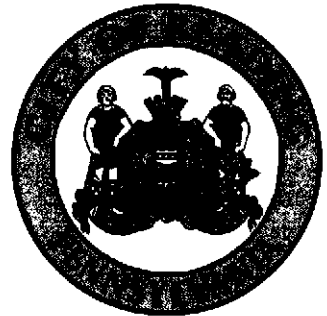
Florin & Georgeta Hrezdac owner(s)

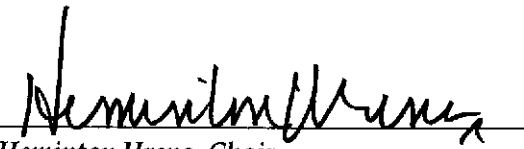
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would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

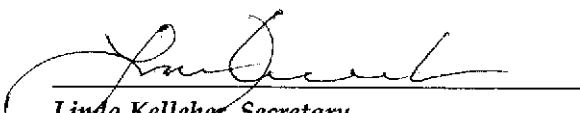
As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

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

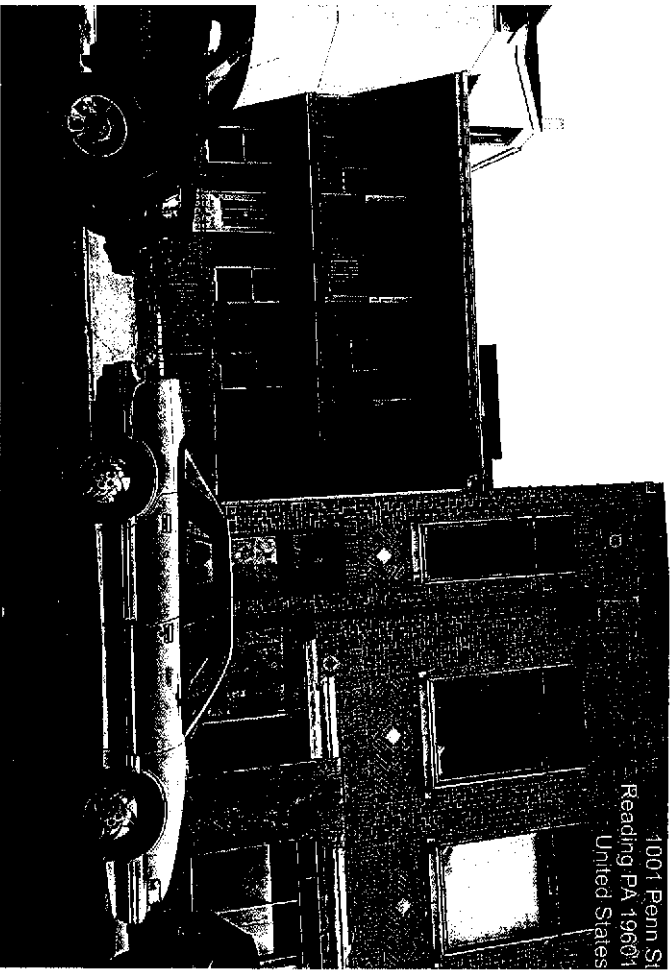
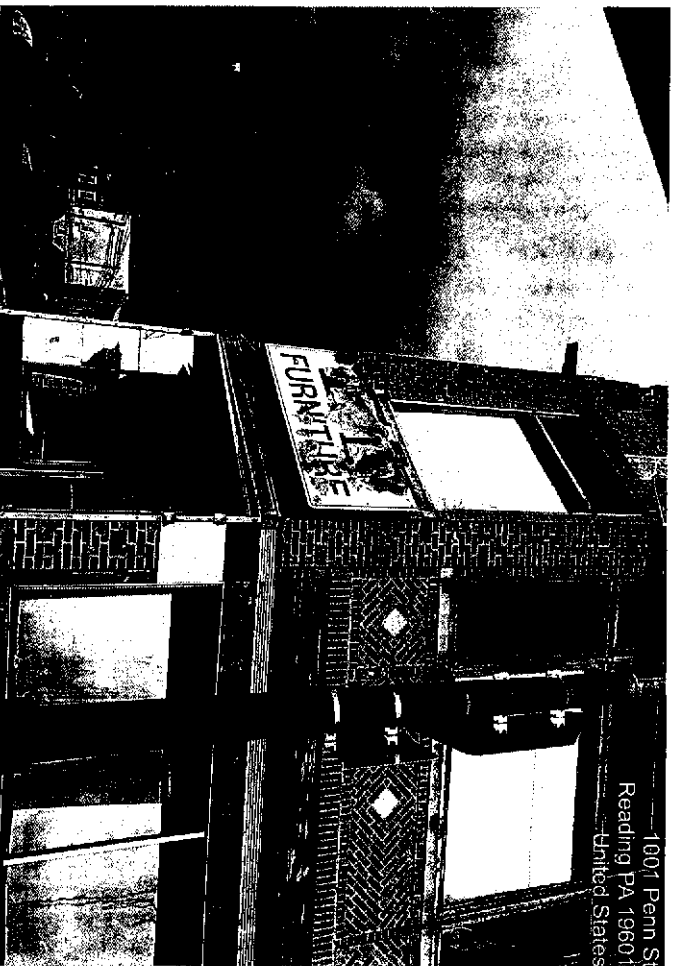
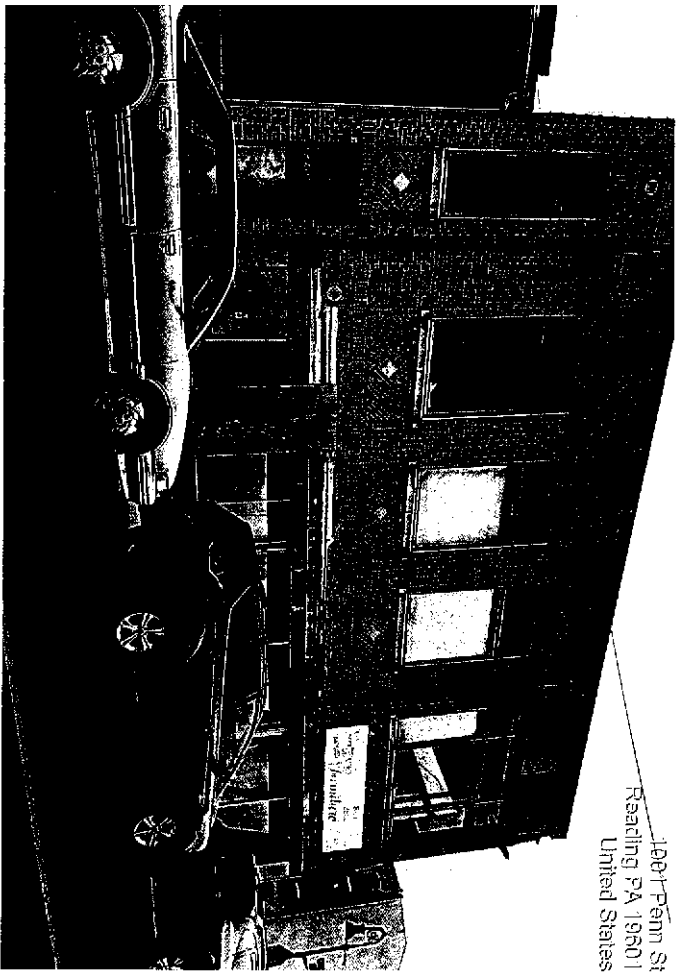
*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610.655.6311 or email
Heather.Scheuring@readingpa.gov*




Heminton Urena, Chair


Linda Kelleher, Secretary

- ☐ 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

1001 Penn St

Owned By: Florin & Georgeta Hrezdac
3501 Regency Dr
Sinking Spring, PA 19608

State of Pennsylvania

County of Berks

I Juana Santos 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 1001 Penn St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

49.89

Date of Last Water Service:

N/A

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:

Juana Santos

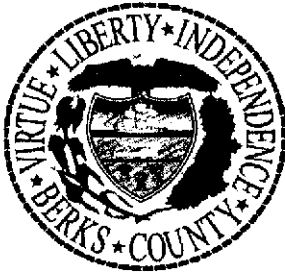
Notary Public:

[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: HREZDAC FLORIN & GEORGETA
3501 REGENCY DR
SINKING SPRING, PA 19608-1945
Location: 1001 PENN ST

PIN: 08531777006207
District: CITY OF READING - 08
School District: READING
Description: COMMERCIAL BUILDING

A.V.
46,900
Deed Book / Page
4932 / 1748

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

1001 Penn St

Owned By: Florin & Georgeta Hrezdac
3501 Regency Dr
Sinking Spring, PA 19608

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 **1001 Penn 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) (☒)

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:

(☐) 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

Notary Public:

My Commission Expires on - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 7, 2024
Commission number 1083048
Member, Pennsylvania Association of Notaries

**Ownership Information**

UPI / Property ID: 08531777006207
Location Address: 1001 PENN ST
Owner's Name: HREZDAC FLORIN & GEORGETA

Mailing Address: 3501 REGENCY DR SINKING SPRING PA 19608-1945
Municipality: READING
School District: READING
Map PIN: 531777006207
Account #: 08585030

Recorded Documents

Deed / Instrument #: 49321748
Deed Date: 20060728
Deed Amount: 90000
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 19400
Assessed Land Value: 19400
Building Value: 27500
Total Assessed Value: 46900
Property Class: COMMERCIAL
Land Use Code: 4110
Clean & Green Year:
Net Acreage: 0.03

Description: COMMERCIAL BUILDING

• 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: **1001 penn st**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
7187350	Sewer Grates Catch Basins	Sewer grate in front of loc is blocked	1001 Penn Street, Reading, PA, USA	Sanitary Sewers	None	Completed	December 10, 2019 12:46 pm	December 13, 2019

Case: 224497

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 370348

Insp Type: N.O.V.

Date: 04/18/2013

Address: 1001 PENN ST, READING

Owner Information:

Name: HREZDAC FLORIN & GEORGETA

Address: 3501 REGENCY DR

SINKING SPRING PA 19608

Historic District: PENNS COMMON

Property Information:

of Commercial Units: 1

of Units: 0

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Exterior walls at but not limited to the windows need to be repaired in a professional manner.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Numerous windows on the property, 1st and 2nd floors, have cracked and broken glass which needs to be replaced with like material in a professional manner.	

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 224497

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 504553

Insp Type: N.O.V.

Date: 09/15/2017

Address: 1001 PENN ST, READING

Owner Information:

Name: HREZDAC FLORIN & GEORGETA

Address: 3501 REGENCY DR

SINKING SPRING PA 19608

Historic District: PENNS COMMON

Property Information:

of Commercial Units: 1

of Units: 0

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.1	Exterior structure must be repaired and maintained in compliance with the City of Reading Codified Ordinance.	CITED
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.13.1	Repair or Replace all damaged/missing windows to an approved condition using approved materials.	CITED
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	All exposed wood surfaces must be protected from the elements using approved treatment methods and products.	CITED
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.3	Approved address numbers must be placed in a position to be plainly ledible and visible from the street or road and shall contrast with their background. A minimum of 4 inches in height with a minimum stroke width of 1/2 inch.	CITED

This is to certify that a property inspection has been performed by:

Inspector: IMBESI, JAMIE

Phone: (610)655-6310 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____