

Code & License Appeals Board
Wednesday, June 18, 2025
3:00 pm
Hybrid Meeting
Council Chambers
Agenda

Public Comment Instructions:

- To comment at the meeting, citizens can register by calling or emailing the City Clerk's Office by noon on the day of the meeting. Instructions to access the virtual meeting app or dial-in will be provided upon registration. Call 610-655-6205 or e-mail council@readingpa.gov
- Public comment for meetings will also be accepted in writing by noon on the day of the meeting through an e-mail to council@readingpa.gov. The message must clearly be marked as Public Comment. The comment received in writing will be read into the record at the meeting.
- Those speaking should limit their comments to no longer than 5 minutes

Join from PC, Mac, iPad, or Android:

<https://readingpa.zoom.us/j/81121202471?pwd=2D6dwgk9BGrePQCjdBqZodufbtE3xu.1>

Passcode: 944921

Join via audio: +1 305 224 1968

Webinar ID: 811 2120 2471

Passcode: 944921

- I. Call to Order – M. Cianciosi, Chair**
- II. Introduction of Board Members Present**
- III. Public Comment**
- IV. Disruptive Conduct Report (DCR) Appeal Hearing**
1039 Douglass St – DCR Issued 4-26-25
Owner - Senad Pelinkoviq – 209 Jules Dr., Staten Island NY
Tenant – Jhonnatan Suazo Fabre
- V. Testimony from issuing Police Officer Miranda**
- VI. Testimony from Appellant**
- VII. Information on Release of Decision**
- VIII. Adjourn**

MediaNews Group
PENNSYLVANIA GROUP
Date of proof: 05/30/25

Account:	1333909
Name:	John
Company:	CITY OF READING - LINDA
Address:	815 WASHINGTON STREET READING, PA 19601
Telephone:	(610) 655-6076
Fax:	
Ad ID:	2726052
Description:	City of Reading Code & License Appea
Class:	1201
Orig User:	CRPKERR
Words:	132
Lines:	34
Agate Lines:	34
Column width:	1
Depth:	3.778
Blind Box:	
Total:	\$105.89

Run Dates: 06/11/25
06/11/25

Publication
Reading Eagle, Reading Eagle Digital

Ad example

**City of Reading
Code & License Appeal Board
Meeting
Disruptive Conduct Report
(DCR) Appeal
Wednesday, June 18th
at 12 pm
413-15 Woodward St**

The City of Reading City Council Code & License Appeals Board will be meeting on Wednesday, June 18, 2025 at 12 pm to consider the appeal of the DCR issued to the tenants at 1039 Elm St. by a Reading Police Officer. The meeting will be hybrid with the login information provided on the agenda posted on the City's website at reading-pa.gov. The meeting will be in Council Chambers, City Hall, 815 Washington St, Reading PA for those who choose to attend in person. For additional information or to register for the meeting, please call 610-655-6204 or email council@readingpa.gov.

Linda A. Kelleher CMC
City Clerk
RE June 11 A-1

*We Appreciate Your Business!
Thank You John!*



CITY OF READING, PENNSYLVANIA

Property Maintenance Division
Code Enforcement
815 Washington Street
Reading, PA 19601-3600
(610) 655-6345

June 2, 2025

JHONNATAN SUAZO-FABRE
1039 DOUGLASS ST
READING PA, 19604

RE: 1039 DOUGLASS ST. READING, PA 19604
UPI/ Property ID 12531753049731

Dear Jhonnatan Suazo-Fabre:

This is to advise you that the hearing about your appeal to the City of Reading Code and License Appeals Board is scheduled for June 18th, 2025, at 12:00 PM in the Council Chambers of City Hall located at 815 Washington Street on the second floor.

To prepare for your upcoming appeal hearing with the Code & License Appeals Board, it's important to gather all relevant documents and evidence related to your property that support your case. Ensure that you arrive at the Council Chambers of City Hall before the scheduled time of 12:00 P.M. on Wednesday, June 18th, 2025. It may also be beneficial to review the procedures and any legal requirements beforehand to present your appeal effectively.

You should use the 8th St. entrance for access to City Hall. Proceed up the stairs to the first level and turn to the right and continue down the hallway to the elevators. Take the elevator to the 2nd floor and turn right. Please be prompt and ready to present your appeal.

If you will not be present your representative must have a signed authorization from you to present to the board. This document will grant them the power to act on your behalf before the board. It's a safeguard that ensures your appeal is heard, even in your absence.

Hybrid meeting options can be requested for flexibility in attendance. If you desire to participate via hybrid, kindly advise the Board Solicitor at mmayfield@hvmllaw.com at least one week prior to the scheduled hearing to ensure you receive an invite for the meeting. Should you plan to attend electronically, please note 1. Proper documentation is required to be submitted in advance if this option is utilized and 2. Documentation should be readily available for display or provision to the solicitor at least three (3) business days prior to the scheduled hearing. Information for the appeals board can be found in the City of Reading Code of Ordinances Section 339-211.

Sincerely,
Rudy Estrada
Manager
Property Maintenance Division
610-655-6345



Property Maintenance Division Review/Appeal Form

Purpose: Written form of appeal per City of Reading Ordinance

OFFICE USE

Date Received: _____

By: _____

1. APPELLANT INFORMATION

NAME:

Jhonnatan Suazo Fabre

EMAIL: cristfersuazo17@gmail.com

ADDRESS:

1039 Douglass St

Reading PA 19601

PHONE: (347) 593-0445

☐ Please check box if change of address

2. SUBJECT OF APPEAL:

Notice of Disruptive Conduct unjustified

3. PROPERTY ADDRESS OF APPEAL:

1039 Douglass St. Reading PA 19601

4. REASON FOR APPEAL:

I, Jhonnatan Suazo, recognize that my family and I have previously held meetings in our house were the police have been called on several occasions, but as part of this neighborhood we try to control the situation so as not to disturb the other neighbors, but other people come and stay having their party outside, as well other neighbors make their family meetings with loud music and we receive the consequences.

I hereby verify that the information provided on this application is true and correct to the best of my knowledge, information and belief. I understand that false statements made herein are subject to penalties of 18 Pa. C.S.A. 6404, relating to unsworn falsification to authorities.

Jhonnatan Suazo Fabre

Signature of Property Owner/Partner/Officer (Required)

Title (of Partner/Officer if applicable)

JHONNATAN SUAZO FABRE

Print Name

05/13/2025

Date

5. APPLICATION

Mail/drop off to: Property Maintenance Office
815 Washington Street RM 1-30
Reading PA 19601

/Fax: 610.655.6525

/Email: Propertyinspections@readingpa.gov

Subject Heading: Appeal

REVIEW/APPEAL 07-18

Incomplete Applications will not be processed.

Page 1 of 2

OFFICE USE	
☐ REVIEW / APPEAL GRANTED	☐ REVIEW / APPEAL DENIED
REASON: _____ _____ _____ _____ _____ _____ _____ _____	
Director of Community Development Designee	Date
Printed Name	

If you wish to appeal the above decision you must submit your notice to appeal within 15 days of denial in writing to the Property Maintenance Division Office. You must also include the appropriate appeal fee, once received you will receive a hearing date for the Codes & License Appeals Hearing Board.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 2px;">OFFICE USE</th> </tr> <tr> <td style="padding: 2px;"> Date Received: _____ </td> </tr> <tr> <td style="padding: 2px;"> By: _____ </td> </tr> </table>	OFFICE USE	Date Received: _____	By: _____
OFFICE USE					
Date Received: _____					
By: _____					
☐ DCR appeal \$50 ☐ other appeals \$100					
☐ I wish to appeal the above decision. Attach receipt of paid appeal fee.					
Signature of Property Owner/Partner/Officer (Required)	Title (of Partner/Officer if applicable)				
Print Name	Date				

Subsequent appeals:

Any subsequent appeal filed shall be filed to the Berks County Court of Common Pleas pursuant to 2 Pa.C.S.A. §§ 731 and 732.

ISSUER BARRI MONEY SERVICES, LLC, DBA:

DolexMONEY ORDER
VALID ONLY IN U.S.
(NOT VALID OUTSIDE THE U.S.)

7483712

Date 02/13/25

Pay to the order of
AmountCity of Reading
*****FIFTY AND 00/100 DOLLARS*****

Pay only \$ ***50.00**

NOT VALID OVER 50.00



BANK OF TEXAS

MEMO

9600907483712

ISSUANCE SIGNATURE

PURCHASER ADDRESS

⑈ 7483712 ⑈ ⑆ 03101055⑆ 3090504989 ⑈

**INVOICE (INV-00030759)
FOR CITY OF READING**

BILLING CONTACT:
PELINKOVIC SENAD
209 JULES DR
STATEN ISLAND, NY 10314



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00030759	05/15/2025	05/18/2025	Due	DCR APPEL FEE

REFERENCE NUMBER	FEE NAME	TOTAL
320399-552457	Appeal Fee	\$50.00
1038 Douglass St Reading, PA		SUBTOTAL \$50.00

REMITTANCE INFORMATION
City of Reading 815 Washington Street Reading, PA 19601

TOTAL \$50.00





CITY OF READING, PENNSYLVANIA

PROPERTY MAINTENANCE DIVISION
ROOM 1-30
813 WASHINGTON STREET
READING, PA 19601-3690
(610) 855-6285

MAY 7, 2025

PELINKOVIQ SENAD

PO BOX 41288
STATEN ISLAND, NY 10304

RE: Disruptive Conduct Report issued APRIL 26, 2025, at 1039 DOUGLASS ST

Dear Occupant and Property Owner:

Enclosed please find a first Notice of Disruptive Conduct Report for the occupant at 1039 DOUGLASS ST. The Reading Police issued a warning to the occupant on APRIL 26, 2025, and after an internal review the violation was determined to be valid, as per §308 Housing, Part 2, Section B Disruptive Conduct. The notice is being forwarded to you as the owner of record and the occupant of the aforementioned property. The enclosed notice informs you and your occupant(s) of your rights under §308-132 Housing Board of Appeals.

If the occupant(s) believes that this notice was unjustly issued please check one of the boxes below and return a copy of this form, with written justification on a separate sheet of paper, to the Property Maintenance Division within fifteen (15) days of the date of this notice.

- ☐ The incident was related to domestic violence/abuse (seeking reconsideration)
- ☐ The incident was related to a disability or familial status (seeking reconsideration)

If the owner or occupant would like to appeal the Notice of Disruptive Conduct Report, please check the appeal box below and return a copy of this form with the required \$50.00 appeal fee, payable to the City of Reading.

- ☐ I wish to appeal this Notice of Disruptive Conduct and I am the owner/occupant (circle one). The \$50.00 fee is enclosed.

If a second Notice of Disruptive Conduct is issued by the Reading Police within a twelve (12) month period for the occupant(s) at 1039 DOUGLASS ST

You as the property owner shall have fifteen (15) days from the date of the notice to either commence eviction proceedings or file an appeal with the Housing Board of Appeals as per §308-132. You will be required to forward a copy of the eviction notice to the Property Maintenance Division at the address above. Failure to commence eviction proceedings or file for an appeal will result in the revocation of your Housing Permit.

A copy of the ordinance is enclosed for your review. Thank you for your attention to this matter.

Property Maintenance Division



FAX: (610) 855-6525



CITY OF READING, PENNSYLVANIA

PROPERTY MAINTENANCE DIVISION
ROOM 1-30
815 WASHINGTON STREET
READING, PA 19601-3090
(610) 655-6283

MAY 7, 2025

JHONNATAN SUAZO-FABRE
1039 DOUGLASS ST
READING PA 19604

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Property Maintenance Division

FAX: (610) 655-8525

ASSIGNMENT/OCA#: 15-00501WILLIAM M. HEIM
CHIEF OF POLICE

CITY OF READING, PENNSYLVANIA

POLICE DEPARTMENT
815 WASHINGTON STREET
READING, PA. 19601-3680
(610) 855-6116WARNING OF
DISRUPTIVE CONDUCT REPORT (DCR)ADDRESS INVOLVED IN DCR: 1034 DUNGLAS STOCCUPANT(S) INVOLVED IN DCR: THOMAS S. SWORD FARMPROPERTY OWNER IF KNOWN: SENAD PETROVICDATE & TIME OF DISRUPTIVE CONDUCT: 04/26/2025 2:50 HOURSDESCRIBE IN DETAIL CONDUCT DEEMED DISRUPTIVE: RESIDENTS OCCUPANTSHAVE LARGE SIGNAGE IN FRONT OF RESIDENCE EXHIBITINGNOISE DISTURBANCE IN WHICH NOISE WERE MADE CONSTANTNOISE FROM THIS RESIDENCE FOR NOISE COMPLAINTS RESIDENTARMED PEOPLE HAS BEEN SEEN SEVERAL TIMES FOR VIOLATINGCITY NOISE ORDINANCE WHICH HAS HAD NO EFFECT IN THE DISTRICT☒-A3 NARRATIVE ATTACHEDDISPOSITION: ☒-WARNING ISSUED ☐-CITATION ISSUED ☐-SUMMONS FILED ☐-ARRESTOCCUPANT DCR: ☐-HANDLED TO OCCUPANT ☒-LEFT AT OCCUPANT'S DOOROFFICER MAKING NOTIFICATION: Officer M. M. M. # 044REVIEWED BY: [Signature] # 111 DATE: 04/26/25 VALID: ☒/INVALID: ☐

(REVIEWER NARRATIVE)

NOTICE

You are hereby notified that a Disruptive Conduct Report may be filed against you as per the City of Reading Codified Ordinance (C.O.) §308-130 et seq. A copy of the relevant sections of C.O. Chapter 308 is printed on the reverse side of this notice for your review. This ordinance in its entirety can be viewed during business hours in the office of the City Clerk of Reading or at www.readingpa.org.

PLEASE SEE REVERSE SIDE

RPD A-22 (03-07-14) WHITE COPY-RECORDS YELLOW COPY-CODES PINK COPY-OCCUPANT NOTIFICATION



FAX: (610) 373-0713 TDD: (610) 855-6442

