

Code & License Appeals Board
Tuesday, April 21, 2026
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 Zoom Meeting

<https://readingpa.zoom.us/j/88987685131?pwd=ibG3oLXdrYGwiwLpGdCQ1yUTiOOyRv.1>

Meeting ID: 889 8768 5131

Passcode: 586172

- I. Call to Order – M. Cianciosi, Chair**
- II. Introduction of Board Members Present**
- III. Public Comment**
- IV. Appeal Hearing – 1205 Windsor St, Jorge Acosta (owner)**
Appeal illegal unit penalties
- V. Testimony from Property Maintenance**
- VI. Testimony from Mr. Duran**
- VII. Adjourn**

DATE: April 16, 2026
FROM: Linda A. Kelleher, City Clerk

Please place the following ad in the Reading Eagle Times in the Public Notice Section on April 17 - Account # 1333909

City of Reading
Code & License Appeal Board Meeting
Property Maintenance Appeal
Tuesday, April 21, 2026
3 pm
1205 Windsor St

The City of Reading City Council Code & License Appeals Board will be meeting on Tuesday, April 21, 2026 at 3 pm to consider the appeal of fines and penalties charged against 1205 Windsor St. The meeting will be hybrid with the login information provided on the agenda posted on the City's website readingpa.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

March 23, 2026

JORGE ACOSTA
149 SHRADY PL APT 3
BRONX NY 10463

RE: 1205 WINDSOR ST
PARCEL ID: 13531746157225

Dear Jorge Vargas

This is to advise you that the hearing on your appeal to the City of Reading Code and License Appeals Board is scheduled for April 21, 2026, at 3:00 PM in Council Chambers of City Hall located at 815 Washington Street on the second floor.

To prepare for your upcoming hearing with the Code & License Appeals Board, it's important to gather all relevant documents and evidence related to your property that supports your case. Ensure that you arrive at the Council Chambers of City Hall, before the scheduled time of 3:00 PM on Tuesday April 21, 2026. 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 if 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@hvmlaw.com at least one week prior to the scheduled hearing to ensure you receive an invite for the meeting. Should your 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 (30 business days prior to the scheduled hearing. Information for the appeal 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

Attachment A — Detailed Reason for Appeal

Property: 1205 Windsor Street, Reading, MA
Appellant: Jorge Acosta

I am appealing the assessed balance of \$18,110 because the recurring penalties were never properly noticed, disclosed, or explained and were only provided to me at the time of closing.

The City's own Sworn Affidava references only a housing registration notice dated March 18, 2021. However, that document does not disclose any ongoing or recurring monthly fine of \$250 per unit, nor does it provide any notice that penalties would continue to accrue month after month.

At no time during my ownership was I informed that these charges were being assessed on a monthly basis. I was never provided with billing statements, violation notices, or any written communication stating that these penalties were continuing to accumulate. The first time I became aware of these charges was at the closing of the sale of the property, after the balance had already grown to more than \$12,000.

I purchased the property during the COVID-19 pandemic, when City offices were closed and business services were unavailable. I had no ability to obtain clarification, submit documents, or receive updates regarding any alleged violations or penalties. No follow-up notices or warnings were provided to inform me that these penalties were accruing during that period.

Because these recurring fines were imposed without clear notice, disclosure, or an opportunity to cure, they are excessive, punitive, and procedurally improper. I respectfully request that all improperly assessed recurring penalties be removed and that the balance be corrected to reflect only charges that were lawfully noticed and justified.

Signature Jorge Acosta
Jorge Acosta
Date