

534 OLEY ST

SUPPORT DOCUMENTS

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- INVOICE LIST
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- HOUSING FEES
- INSPECTION LETTER SENT
- PICTURES OF NO SHOWS
- OLD CITATIONS
- LOCAL AGENT
- HOUSING REGISTRATION



Property Maintenance Division Review/Appeal Form

OFFICE USE

Date Received: _____

By: _____

Purpose: Written form of appeal per City of Reading Ordinance.

1. APPELLANT INFORMATION

NAME:

DANILLO DURAN

ADDRESS:

534 WLEY ST
READING P.A. 19601

EMAIL: DANILLODURAN@GMAIL.COM

PHONE: 782-277-3766

☐ Please check box if change of address

2. SUBJECT OF APPEAL:

3. PROPERTY ADDRESS OF APPEAL:

534 WLEY ST READING P.A.

4. REASON FOR APPEAL:

PARA TOMAR EN CUENTA LOS
TIKYS YA QUE GUERO VER SI
POSSO EN DAR TODOS EN CLARO SI
USTEDES ME AYUDAN

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. §4904, relating to unsworn falsification to authorities.

Signature of Property Owner/Partner/Officer (Required)

Title (of Partner/Officer if applicable)

Print Name

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

OFFICE USE

O REVIEW / APPEAL GRANTED

✓
O REVIEW / APPEAL DENIED

REASON:

Appeal denied. Property has multiple
inspection & housing fees in collection. If reappealing,
An appeal fee of \$100.00 is required.

Cuindo M. Arte
Director of Community Development Designee

Date

7/24/24

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.

O DCR appeal \$50

O other appeals \$100

O 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

OFFICE USE

Date Received: _____

By: _____

Subsequent appeals:

Any subsequent appeal filed shall be filed to the Berks County Court of Common Pleas pursuant to 2 Pa.C.S.A. §§ 751 and 752.

**INVOICE (INV-00016311)
FOR CITY OF READING**

BILLING CONTACT

DURAN
DANILO
534 OLEY ST FIRST FL 1
READING, PA 19601



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00016311	12/06/2024	12/07/2024	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
216310-657231	Appeal Fee	\$100.00
534 Oley St Reading, PA		SUB TOTAL \$100.00

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

TOTAL **\$100.00**

City of Reading
Treasury Office
815 Washington Street
Reading, PA 19601
877-727-3234
Welcome

12/06/2024 09:49AM Noemi T.
000419-0003

INVOICE

DURAN, (DANILO)
214383-608413
2024 Item: INV-00016310
Fee assessed for
processing an appeal \$100.00

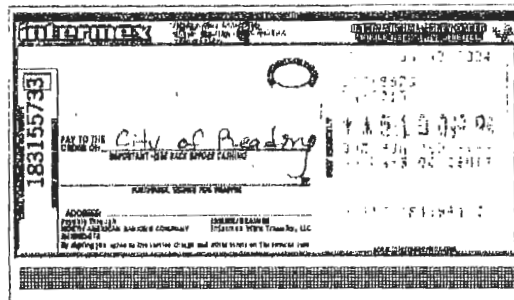
\$100.00

Subtotal \$100.00
Total \$100.00

CHECK \$100.00
Check Numbermo

Change due \$0.00

Paid by: DURAN, (DANILO)



Thank you for your payment

CUSTOMER COPY

534 OLEY ST

FEE SUMMARY

INSPECTION STATUS

NO SHOW FEES	1500.00
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QUALITY OF LIVE VIOLATIONS	435.00
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INSPECTION FEES	1,575.00
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OPEN VIOLATION PENALTIES	100.00
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HOUSING FEES	90.00
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INITIAL INSPECTION	2/16/2017
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PASSED INSPECTION	11/8/2023
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Valid Money Order includes: 1. Heat sensitive, red icon AND 2. True watermark. hold to light to view.

Intermex
INTERNATIONAL MONEY EXPRESS

Intermex Wire Transfer, LLC
9480 S. Dixie Hwy. Miami, FL 33156
1-866-242-4542

INTERNATIONAL MONEY ORDER
MOBILE DEPOSIT PROHIBITED

79-1555
912

08/02/2024



CALL 1-866-242-4542 TO VERIFY
183155733

MONEY ORDER NUMBER

PAY TO THE
ORDER OF:

City of Reading
IMPORTANT - SEE BACK BEFORE CASHING

PURCHASER, SIGNER FOR DRAWER

ADDRESS:

Payable Through
NORTH AMERICAN BANKING COMPANY
MINNESOTA

ISSUER/DRAWER
Intermex Wire Transfer, LLC

By signing you agree to the service charge and other terms on the reverse side

PAY EXACTLY

18315573
PA-0215

100.00

ONE HUNDRED ****
DOLLARS 00 CENTS

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www.intermexonline.com

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CITY OF READING, PENNSYLVANIA

Property Maintenance Division
Code Enforcement
815 Washington Street
Reading, PA 19601-3690
(610) 655-6345

December 9, 2024

DANILO DURAN
184 Market St
Perth Amboy NJ 08861

RE: 534 OLEY ST READING, PA 19602
UPI/ Property ID 14530759842040

Dear Danilo Duran:

This is to advise you that the hearing on your appeal to the City of Reading Code and License Appeals Board is scheduled for January 14th, 2024, at 3:00 PM in Council Chambers of City Hall located at 815 Washington Street on the second floor.

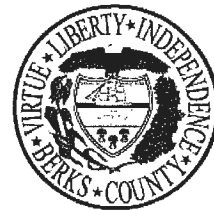
To prepare for your upcoming appeal hearing with the Code & License Appeals Board, it's important to gather all relevant documents and evidence related to your property that support your case. Ensure that you arrive at the Council Chambers of City Hall, before the scheduled time of 4:00 P.M. on Tuesday, August 13th, 2024. 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

**Ownership Information**

UPI / Property ID: 14530759842040
Location Address: 534 OLEY ST
Owner's Name: DURAN DANILO

Mailing Address: 184 MARKET ST PERTH AMBOY NJ 08861-4328
Municipality: READING
School District: READING
Map PIN: 530759842040
Account #: 14551125

Recorded Documents

Deed / Instrument #: 48272035
Deed Date: 20060320
Deed Amount: 84000
Deed Reference 1: 2012 010265
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 14000
Assessed Land Value: 14000
Building Value: 39700
Total Assessed Value: 53700
Property Class: RESIDENTIAL
Land Use Code: 133
Clean & Green Year:
Net Acreage: 0.05

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.



CITY OF READING, PENNSYLVANIA

Property Maintenance Division
815 Washington St, Room 1-30
Reading, PA 19601
Office: (610) 655-6283
Fax: (610) 655-6525

PropertyInspections@readingpa.gov

November 8, 2023

Perez Marvin
534 OLEY ST
READING, PA 19601

RE: 534 OLEY ST

Dear Owner:

Based upon the inspection dated on November 8, 2023, initiated by the Property Maintenance Division at the above referenced property, it was determined that these items were completed and meets the applicable City of Reading Codified Ordinance.

Thank you for your cooperation. If I can be of further assistance, please do not hesitate to call me between 7:30 - 8:30 AM and 3:00 - 4:00 PM; Monday through Friday.

Sincerely,

Tanisha Beatty
Property Maintenance Inspector
610-655-6486

INVOICE (INV-00011998)
FOR CITY OF READING

BILLING CONTACT

DURAN DANILO
ANIBO, FRIEND, SPEAKS ENGLISH
534 OLEY ST FIRST FL 1
READING, PA 19601



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00011998	07/23/2024	07/24/2024	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
54805340H	Annual Housing Fee 2024	\$90.00
534 Oley St Reading, PA		SUB TOTAL \$90.00

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

TOTAL \$90.00



CITY OF READING, PENNSYLVANIA

Property Maintenance Division
815 Washington Street
Reading PA 19601-3690
Office: 877-727-3234
Fax: 610-655-6525
propertyinspections@readingpa.gov

3/27/2021

DURAN DANILO
184 MARKET ST
PERTH AMBOY, NJ 08861

RE: 534 OLEY ST

Notice of Inspection

It is necessary that a :

- ☒ Routine Inspection
☐ Health and Safety Inspection

be made of the premises.

Please arrange to be present, or have your representative present, to meet a Property Maintenance Inspector on 04/29/2021 at 11:15 am and accompany him/her through the premises. **COVID-19 HEALTH & SAFETY FORM MUST BE COMPLETED, SIGNED AND HANDED TO THE INSPECTOR AT THE TIME OF THE INSPECTION.**

Please note that if you cannot be available at the time and date printed above, please submit a written notice to our office no later than 24 hours prior to the inspection. If you fail to give such written notice or upon failure to gain entry, you may be found in violation of the City of Reading codified ordinances Section 308-109 (Housing) and section 180c-104.4.1 (Property Maintenance Code). All inspections can be cancelled for re-scheduling via email at propertyinspections@readingpa.gov, via fax at 610-655-6525 or via U.S. Mail to the address above.

An administrative fee of \$150.00 will be assessed for failing to supply a written notice or to appear. If the property owner fails to supply written notice or to appear for the second scheduled inspection, an administrative fee of \$250.00 will be assessed against the property owner. If the property owner fails to appear for the third scheduled inspection or any combination of scheduled inspections, cancellations or failure to gain entry, a \$400.00 administrative fee will be assessed. Also, the City may placard the subject property and/or promptly seek an administrative search or inspection warrant.

Please Note:

- It is the responsibility of the owner to make tenant(s) aware of the date and time of the inspection.
- All inspections are subject to cancellation by the City of Reading at any time.
- In the event of severe inclement weather, the city may re-schedule your inspection. It is the responsibility of the owner to contact the Property Maintenance Division office to determine if your inspection will be conducted as scheduled. Failure to do so will result in the appropriate assessment of fee(s).
- If the inspector is not on time for the inspection, please contact us at 610-655-6278 and we will remedy the situation as soon as possible.
- If you believe you have received this notice in error, please contact our office.
- All residential and mixed use properties, with the exception of single family owner occupied properties, require routine inspections.
- A Health and Safety inspection is required for all property transfers in the City of Reading.

Please feel free to contact the office if you have any questions.

Please Note: All Trade work including electrical, plumbing, heating and building, must be performed by a Licensed Contractor. Permits must be obtained from the Building and Trades Office in City Hall and must be secured within 30 days. A Certificate of Appropriateness from the Historic Officer must be obtained on any work required on the façade of a building within a Historic District prior to commencement of work.



CITY OF READING, PENNSYLVANIA

Property Maintenance Division
815 Washington Street
Reading PA 19601-3690
Office: 877-727-3234
Fax: 610-655-6525
propertyinspections@readingpa.gov

5/27/2021

DURAN DANILO
184 MARKET ST
PERTH AMBOY, NJ 08861

RE: 534 OLEY ST

Notice of Inspection

It is necessary that a :

- ☒ Routine Inspection
☐ Health and Safety Inspection

be made of the premises.

Please arrange to be present, or have your representative present, to meet a Property Maintenance Inspector on 06/29/2021 at 9:15 am and accompany him/her through the premises. **COVID-19 HEALTH & SAFETY FORM MUST BE COMPLETED, SIGNED AND HANDED TO THE INSPECTOR AT THE TIME OF THE INSPECTION.**

Please note that if you cannot be available at the time and date printed above, please submit a written notice to our office no later than 24 hours prior to the inspection. If you fail to give such written notice or upon failure to gain entry, you may be found in violation of the City of Reading codified ordinances Section 308-109 (Housing) and section 180c-104.4.1 (Property Maintenance Code). All inspections can be cancelled for re-scheduling via email at propertyinspections@readingpa.gov, via fax at 610-655-6525 or via U.S. Mail to the address above.

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COMMONWEALTH OF PENNSYLVANIA		CITATION NO.	
NON-TRAFFIC CITATION		R2583393-1	
23-3-09		PA	
2312 FAIRMONT AVE., STE 500, READING, PA 19605			
Danilo Duran 184 Market Street, Perth Amboy, NJ 08861			
(a) ☐ Black (b) ☐ White (c) ☐ Asian (d) ☐ Hispanic (e) ☐ Other (f) ☐ Male (g) ☐ Female (h) ☐ Unknown			
(i) ☐ Yes (j) ☐ No (k) ☐ Other			
(l) ☐ Yes (m) ☐ No (n) ☐ Other			
(o) ☐ Yes (p) ☐ No (q) ☐ Other			
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COMMONWEALTH OF PENNSYLVANIA CITATION NO. R2583396-4
NON-TRAFFIC CITATION

23-3-09
2312 FAIRMONT AVE., STE 500, READING, PA 19605

Danilo Duran
184 Market Street, Reading, PA 19601

504-1 Mechanical Appliances
Fire places, solar fuel-burning appliances, cooking appliances, water heating appliances shall be properly installed and maintained in a safe working condition.

8-14-20 1400 FR
534 Olney Street, Reading, PA 19601

8-14-20 X TO BE MAILED
8-14-20 X

815 WASHINGTON ST., RM 1-30, READING, PA 19601

CITY OF READING
815 Washington Street, Reading, PA 19601

Notice given: 8-12-20 As per Report
Recheck: 8-13-20 non-complaint

R2583396-4

COMMONWEALTH OF PENNSYLVANIA CITATION NO. R2583395-3
NON-TRAFFIC CITATION

23-3-09
2312 FAIRMONT AVE., STE 500, READING, PA 19605

Danilo Duran
184 Market Street, Reading, PA 19601

504-3 Plumbing System
Leak is found that a plumbing system in a structure constitutes a hazard to the comfort or the structure by leakage of waterborne service.

8-14-20 1400 FR
534 Olney Street, Reading, PA 19601

8-14-20 X TO BE MAILED
8-14-20 X

815 WASHINGTON ST., RM 1-30, READING, PA 19601

CITY OF READING
815 Washington Street, Reading, PA 19601

Notice given: 8-12-20 As per initial report
non-complaint - 8-13-20

R2583395-3

COMMONWEALTH OF PENNSYLVANIA CITATION NO. R2583394-2
NON-TRAFFIC CITATION

23-3-09
2312 FAIRMONT AVE., STE 500, READING, PA 19605

Danilo Duran
184 Market Street, Reading, PA 19601

504-1 General Plumbing
All Plumbing Fixtures should be properly installed and maintained in a safe working condition, and shall be kept in a safe working condition, and shall be kept in a safe working condition.

8-14-20 1400 FR
534 Olney Street, Reading, PA 19601

8-14-20 X TO BE MAILED
8-14-20 X

815 WASHINGTON ST., RM 1-30, READING, PA 19601

CITY OF READING
815 Washington Street, Reading, PA 19601

Notice given: 8-12-20 As per initial report
Recheck: 8-13-20 non-complaint

R2583394-2



City of Reading
815 Washington Street
Property Maintenance Division
Phone: 877-727-3234
Fax: 610-655-6525

Responsible Local Agent Form

Required if owner lives 25 miles outside the City of Reading (Ordinance §308-110)

Please provide a copy of one of the following:

☒ Driver's License

☐ Passport

☐ State of Government ID

Responsible Local Agent Information:

Name (PRINT): Marvin A. Perez Phone Number: (466) 610-3597
Address: 534 Oley St FL 1 Fax Number: () -
E-Mail Address: _____

Property Addresses:

1228 Chestnut St.
534 Oley St.

Responsible Local Agent Certification

The responsible local agent shall provide the code official with access to the property for inspection purposes necessary to ensure such compliance. A responsible local agent is required to reside within or maintain a principle office in Berks County, Pennsylvania. I certify that I am the responsible local agent of the owner(s) in relation to the property listed in Section 2 of this application and that I am empowered to accept service of notices, orders, summonses, etc., in relation to the subject property.

Agent's Signature [Signature] Date 01/30/2024

Owner/ Certification

I certify that the agent named above has been designated to act as my responsible local agent, as described in the City of Reading Codified Ordinance, with regard to the properties listed above. 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. §4904, relating to unsworn falsification to authorities.

Signature of Property Owner [Signature] Date 01/30/2024

Pennsylvania

DRIVER'S LICENSE

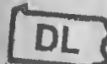


4a DLN: 30 822 488
3 DOB: 10/12/1962
1 PEREZ
2 MARVIN A
8 534 OLEY ST FL 1
READING, PA 19601

01



4b EXP: 10/13/2026
4b ISS: 08/15/2023
1 SEX: M 16 EYES: BLK
16 HT: 5'-05"
3 CLASS: C
3a END: NONE
12 RESTR: NONE



Marvin A. Perez

DD 2122800101583
600000004678

ORGAN DONOR



CITY OF READING, PENNSYLVANIA

Property Maintenance Division
815 Washington Street
Reading, PA 19601-3690
(610) 655-6283

July 28, 2010

Citizen Service Center 1-877-PAREADING
Emergency Fire, Police, and Medical Service 911

Rental Housing Permit

Rental Property Address

(Please include Unit Numbers and Building Name, if applicable)

534 OLEY ST
READING, PA 19601

PERMIT#54805340H

Date of Issuance: 7/28/2010

Date of Renewal:

Owner's Name: DANILO DURAN

Address of Owner: 184 MARKET ST City: PERTH AMBOY State: NJ Zip Code: 08861

Phone Number: 732-331-8677 Cell Phone: _____

11-114 A. Owner's Duties: It shall be the duty of every owner, operator, responsible agent or manager to keep and maintain all rental units in compliance with all applicable codes and provisions of all applicable State laws and regulations and local ordinances, and to keep such property in good and safe condition and to be aware of, and to act to eliminate disruptive conduct in such units.

MANAGEMENT OR RESPONSIBLE AGENT INFORMATION:

Management/Company Name: _____

Agent's Name: MARTIN HERNANDEZ

Address: 609 THORN ST

City: READING

State: PA Zip Code: 19601

Work Phone: _____

Cell Phone: 484-794-7906

Fax Number: _____

# OF TENANTS	UNIT #	# OF TENANTS	UNIT #
<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>
<u>1</u>	<u>3</u>	—	—
—	—	—	—
—	—	—	—

11-114 B. The Occupat(s) shall comply with all obligations imposed unto by this Part and by the City of Reading codified ordinances including, but not limited to, Chapter 2 Animals, Chapter 3 Bicycles, Chapter 5 Code Enforcement Part 6 Property Maintenance Code, Chapter 6 Conduct, Chapter 10 Health and Safety, Chapter 15 Motor Vehicles and Traffic, Chapter 20 Solid Waste and Chapter 21 Streets and Sidewalks as well as all State Laws and regulations.

Signature of Property Owner _____

Date Submitted _____

Print Name _____

Solid Waste/ Recycling Removal Day: _____ Trash shall not be stored within the Public right-of-way and shall only be placed within the public right-of-way for collection purposes, after 8:30 pm the day before the scheduled collection. Containers shall be removed from the public right-of-way by 8:00 pm the day of scheduled collection.

Property Maintenance Division Office Use Only:

Date of Last Inspection: / /

Check one: ☐ PMI Inspection ☐ Complaint Inspection Inspector's initials: _____ Date: / /

Violations found? YES _____ NO _____

Official Name: Erin Overley Title: Chief Clerk Date: 7/28/10

54805340H
2/15/05
CITY OF READING



54805340H
POCK #814
ZONING PERMIT

ZONING (CASA DE RENTA) PERMIT \$50.00 FEE

PARCEL ID # 145307591842040

CONTROL NO.: 2008-2217

DIRECCION DE LA PROPIEDAD <u>534 OLEY ST Reading PA 19601</u>			
EL APLICANTE: DUENO <u>DAVILLO DURAN</u>		AGENTE _____	
NOMBRE		NUMERO DE TELEFONO	
<u>184 MARKET ST PERTH AMBOY NJ 08861</u>		<u>732-331-8677</u>	
NUMERO		ESTADO ZIP CODE	
CALLE		CIUDAD	
PROPRIETARIO: <u>DAVILLO DURAN</u>		<u>732-331-8677</u>	
NOMBRE		NUMERO DE TELEFONO	
<u>184 MARKET ST PERTH AMBOY NJ 08861</u>		<u>732-331-8677</u>	
NUMERO		ESTADO ZIP CODE	
CALLE		CIUDAD	
FIRMA DEL APLICANTE <u>[Signature]</u>		<u>01/14/05</u>	
NOMBRE		FECHA	
NUMERO DE UNIDADES: <u>(3) three</u>		local agent	
NUMERO DE CUARTOS (DE RENTAR):			
NUMERO DE ESTACIONAMIENTO DE			
DISTRITO HISTORICO (SI APLICA):		<u>N/A</u>	

ZONING DISTRICT: B-3
CODES REVIEW: 5-13-08
CODES INSPECTION YES ☒ NO _____ DATE OF INSPECTION: 12-10-04
COMPLIES WITH CITY OF READING ORDINANCE ROOMATE HOUSING: YES ☒ NO _____
IF NO PROVIDE PREVIOUS APPROVAL AND REGISTRATION AS A NONCOMFORMING USE FROM SAID REQUIREMENT: _____

ADMINISTRATIVE HEARING OFFICER APPROVAL/DENIAL (DATE) 6-2-08
ZONING HEARING BOARD APPROVAL/DENIAL (DATE) Approved 6-2-08
CITY COUNCIL APPROVAL/DENIAL (DATE) _____

APPROVED [Signature] 6-16-08
ZONING ADMINISTRATOR DATE

NUMBER OF UNITS PERMITTED: (3) three dwelling units
NUMBER OF ROOMS PERMITTED: N/A
NUMBER OFF STREET PARKING SPACES: N/A

DEMÁS PERMISOS NECESARIOS:

HOUSING: RM 1-30

HISTORIC: _____

TAX ADMINISTRATION: Rm 1-27

RECENT INSPECTION:

OBPL 11/10/2004

