

# THE BOROUGH OF BRENTWOOD



MUNICIPAL BUILDING - 36E4 BROWNSVILLE ROAD  
PITTSBURGH, PA 15227-31B

Office 412 - 884-1500 FAX 41.2 - 884-11311

August 20, 2010  
VIA CERTIFIED MAIL  
Jerome & Sandra Kirsh  
41 Pointview Road  
Pittsburgh, PA 15227

## VIOLATION NOTICE

Description of Real Estate that is the subject of this notice: 41 Pointview Road,  
Pittsburgh, PA 15227 (hereinafter the "Subject Property")

Statement of violation: The Subject Property is in violation of the following Ordinances of the  
Borough of Brentwood.

Violation of Borough of Brentwood Ordinance 1133  
(adopting the International Property Maintenance Code of 2009)

- 108.1.1. Unsafe Structures**—the structure is damaged, decayed, dilapidated, and structurally unsafe.
- 108.1.3 Structure unfit for human occupancy**—because of the degree to which the structure is in disrepair, lacks maintenance, is unsanitary, etc, the code official has determined it is unfit for human occupancy.
- 108.1.5 Dangerous structure or premises**—the structure is dilapidated, deteriorated, decayed, unsafe for its use and occupancy, neglected and damaged.
- 108.2 Closing of vacant structures**—the structure is vacant and unfit for human habitation. **YOU ARE ORDERED THAT THE SUBJECT PROPERTY IS CONDEMNED AND YOU ARE TO CLOSE AND SECURE THE STRUCTURE WITHIN THE TIME PERIOD PRESCRIBED BELOW.**

- 110.0 Demolition**—the structure is so deteriorated, dilapidated, has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation. YOU ARE ORDERED TO DEMOLISH AND REMOVE THE STRUCTURE WITHIN THE TIME PERIOD PRESCRIBED BELOW, OR IF THE STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO MAKE SAFE AND SANITARY WITHIN THE TIME PERIOD PRESCRIBED) BELOW. IF YOU FAIL TO COMPLY WITH THIS DEMOLITION ORDER WITHIN THE TIME PERIOD PRESCRIBED BELOW, THE STRUCTURE ON THE PROPERTY WILL BE REMOVED, AND THE COSTS OF SUCH DEMOLITION SHALL BE CHARGED AGAINST AND SHALL BE A LIEN ON THE SUBJECT PROPERTY UPON WHICH THE STRUCTURE WAS LOCATED.
- 301.3 Vacant structures and land**—the structure is vacant and not maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health or safety.
- 302.1 Sanitation**—the Subject Property is not maintained in a clean, safe and sanitary condition.
- 302.3 Sidewalks and driveways**—the stairs are in a state of disrepair and contain hazardous conditions.
- 302.4 Weeds**—the Subject Property contains excessive weeds.
- 307.1 Accumulation of rubbish or garbage**—there is an accumulation of garbage on the porch and side of the building.

**Correction Order:** These conditions are a violation and are contrary to law. You are ordered to correct these violations within twenty days (20) of the date of this Violation Notice. Failure to comply with the foregoing will render you liable for the costs of removing the violations and penalties under the Borough of Brentwood Code of Ordinances, the International Property Maintenance Code, the Commonwealth of Pennsylvania Borough Code, and other applicable laws. Failure to cure the violation by a specific date may result in the issuance of a citation in the amount up to \$1,000.00 for each day the violation continues.

**Right to Appeal:** You have the right to appeal this Violation Notice, and the appeal shall be filed within twenty (20) days after this Violation Notice is served. All appeals shall be filed to the Borough of Brentwood Board of appeal by written application mailed to the Borough of Brentwood, 3624 Brownsville Road, Pittsburgh, PA 15227.

**Right to File Lien:** The cost of any action taken by the Borough of Brentwood shall be charged as a lien against the Subject Property.

**Violation of the Borough of Brentwood Ordinance No. 102  
(as amended by Ord. No. 1078)**

You have violated the Borough of Brentwood Code Section 148-1 which provides as follows:

It shall be unlawful for any person, by any act or omission, whether negligent, grossly negligent, reckless, intentional, unintentional, willful or malicious, to cause, create or maintain, on any public property or on any property of another, or on property owned, leased or occupied by said person himself or herself, any nuisance, hazardous condition, unhealthy condition, physically offensive condition or any environmentally deleterious or polluting condition.

You are ordered to remedy the nuisance within twenty (20) days of your receipt of this Violation Notice. Failure to comply with the foregoing will render you liable for fines up to 5600.00 a day for each day the violation continues and imprisonment up to 30 days. Any action taken by the Borough of Brentwood to remove the nuisance shall be charged against the Subject Property and shall be a lien upon the real estate.

Sincerely,

*Ralph Costa*

Building Inspector  
Code Enforcement Officer













