



July 6, 2021

Sewickley Council
Borough of Sewickley
601 Thorn St
Sewickley, PA 15143

Subject: Monthly Code Enforcement, Zoning, and Building Permit Report.

Dear Council,

The following are updates on action items since the previous Council meeting.

CODE ENFORCEMENT

New complaints being investigated:

897 Dickson Rd – Property Maintenance

07.06.21 The Magistrates office notified Code Enforcement that the owner for which the last Citation was filed had moved to Israel. Their office provided an additional name as an owner. The Notice of Violation was refiled for this name.

308 Chestnut St – Trash/Vehicles

07.06.21 Notice received on 06.30.21 allowing for 10 days remediation to remove construction debris from the property, move a vehicle (white van), and construction equipment from the property. The property owner contacted Code Enforcement regarding remediation. The property will be reinspected for completion week of 07.11.21.

218 Linden Ct – Swimming Pool

07.06.21 Notice received on 06.19.21 allowing for 10 days remediation to clean a swimming pool. Property owner has not contacted Code Enforcement. Reinspection scheduled for week on 07.11.21.

Engineering & Surveying

100 Courson Hill Road
Washington, PA 15301
T: 724-503-4125

www.HarshmanLLC.com

Codes & Zoning

2455 Park Ave
Washington, PA 15301
T: 724-993-4505

Ongoing investigations/Citations:

905 Beaver St - Wall

- 06.01.21 A letter was received on 05.25.21 by the property owner after concern for the size of the wall along the driveway was presented to Code Enforcement. A request to provide proof of a Building Permit and Historic Approval was made with a 5-day timetable. The Counsel of the property owner contacted Code Enforcement for clarity on the required approvals. If no prior approvals were granted, a Notice of Violation will be filed.
- 07.06.21 A Notice of Violation was sent on 07.06.21 for installing the wall structure without a permit.

710 Hill St – Property Maintenance

- 06.01.21 Notice sent 06.01.21 allowing 30 days remediation to trim the lawn, repair property maintenance violations.
- 07.06.21 The property owner has been in contact with Code Enforcement regarding remediation. Will monitor progress.

627 Fountain St - Fence

- 06.01.21 A letter was sent on 06.01.21 after concern for the size of the wall/fence along Hill Street was presented to Code Enforcement. A request to provide proof of a permit was made with a 5-day timetable.
- 07.06.21 The property owner has not contacted Code Enforcement. A Citation will be filed for failure to apply for installing the fence structure without a permit.

333 Ferry St - Rubbish

- 05.06.21 Notice received 05.06.21 allowing for 10 days remediation to remove a collection of rubbish along the front, side and rear of the property.
- 06.01.21 Citation filed on 05.28.21 for open violations.
- 07.06.21 Citation remains open, awaiting plea.

237 Thorn St – Property Maintenance

- 05.06.21 Notice received 04.20.21 allowing for 30 days remediation for property maintenance violations.
- 06.01.21 Property owner submitted a remediation timeline to the Borough Manager for approval. The property owner has had open communication with Code Enforcement. Progress will be monitored.
- 07.06.21 Continued communication from property owner and monitoring.



607 Hill St –Sidewalk Repair/Building without a Permit

- 04.06.21 Notice received 03.06.21 allowing for 30 days remediation to repair the sidewalk/driveway apron and 14 days for submission of a Building Permit application for a rear deck. The property owner contacted Code Enforcement noting that the contractor for a driveway (open permit) would also be repairing the sidewalk/apron. The Building Permit application was submitted and approved for the deck.
- 05.06.21 Property owner submitted permit applications and was granted a Building Permit for the deck. Monitoring the sidewalk for repair; will be part of the driveway completion.
- 06.01.21 Monitoring the progress of work until completion.
- 07.06.21 Driveway installation appears to be complete. Item to be closed.

703 Nevin Ave – Sidewalk

- 04.06.21 Notice received 04.05.21 allowing for 30 days remediation for repair of the sidewalk. Property owner has an open Building Permit. Time for remediation allows for continuation of construction activity. Property owner contacted Code Enforcement to discuss remediation efforts.
- 05.06.21 Sidewalk to be repaired upon completion of the rear garage. Monitoring.
- 06.01.21 Monitoring the progress of work until completion. The last time Code Enforcement drove by work had continued on the rear garage, which is in the area of the sidewalk.
- 07.06.21 Property owner has open Building Permits on the property. Work appears to have continued on the garage structure, including sidewalk repair. Item to be closed.

201 Frederick Ave – Installation of product not approved by HRC.

- 02.04.21 Notice received 01.27.21 allowing for 30 days remediation to replace railings and a deck and front entry that do not have a Certificate of Appropriateness from the Historic Review Commission and Borough Council. The property owner contacted Code Enforcement to request a longer remediation period of 90 days to allow for approvals and product lead time.
- 03.01.21 Property Owner was granted a 90-day extension by the Borough to allow time for the Historic Submission/Review process.
- 04.06.21 Remediation timeline ends 04.27.21. Monitoring until then.
- 05.06.21 Reinspected on 04.27.21. Property owner has not submitted for Historic Review. Citation to be filed.
- 06.01.21 Citation filed on 05.28.21 for open violation.
- 07.06.21 Citation remains open, awaiting plea. The property owner contact Code Enforcement to discuss remediation requirements.



875 Dickson Rd – Building Exterior Maintenance and Grass

- 11.05.20 Notice received 10.13.20 allowing 30 days remediation for repair of the exterior of building and trimming of weeds. Reinspection to be scheduled for week of 11.30.20.
- 12.03.20 Property being monitored for progress. Reinspection to be scheduled.
- 01.05.21 Property reinspected 12.15.20. Citation to be filed for property maintenance issues.
- 02.04.21 Citation open with Magistrate for Property Maintenance violations.
- 03.01.21 Magisterial Hearing scheduled for 04.21.21.
- 04.06.21 Magisterial Hearing remains scheduled for 04.21.21.

- 05.06.21 Code Enforcement attended a Magisterial Hearing on 04.21.21. The property owner did not appear and was found guilty. The appeal period is 30 days, after which daily Citations may be filed.
- 06.01.21 It appears an appeal did not happen; daily Citations to be filed.
- 07.06.21 Daily Citations being filed for open Property Maintenance violations.

335 Logan St – Building Exterior Maintenance

- 10.07.20 Notice received 10.05.20 allowing 30 days remediation for repair of the exterior of the building. Reinspection scheduled for 11.04.20.
- 11.05.20 Reinspection to take place on 11.06.20.
- 12.03.20 Property was Posted on 11.06.20 allowing for 30 days remediation. Property owner contacted Code Enforcement on 11.13.20 to discuss remediation of maintenance violations. Will monitor for progress before filing for Citation.
- 01.05.21 Property reinspected 12.15.21. Citation to be filed for property maintenance issues.
- 02.04.21 Citation open with Magistrate for Property Maintenance violations.
- 03.01.21 Magisterial Hearing scheduled for 04.21.21.
- 04.06.21 Property currently under remediation. Observed construction efforts do not require a permit. Magisterial Hearing remains scheduled for 04.21.21 until remediation complete.
- 05.06.21 Property owner making significant progress, Magisterial Hearing was continued until 06.02.21 to allow for completion.
- 06.01.21 Magisterial Hearing moved to 07.14.21. Monitoring progress of remediation for completion and possible permit requirements. Property owner stated the drainpipe on Logan Avenue was not related to roof drain discharge. Will continue to monitor for proper installation.
- 07.06.21 Exterior pipe appears to be removed. The Citation will be withdrawn and this item closed.



713 Orchard Ter – Building Exterior Maintenance

- 10.07.20 Notice received 10.05.20 allowing 30 days remediation for repair of the exterior of the building. Reinspection scheduled for 11.04.20.
- 11.05.20 Reinspection to take place on 11.06.20.
- 12.03.20 Property was Posted on 11.06.20 allowing for 30 days remediation. Property owner contacted Code Enforcement on 11.10.20 to discuss remediation of maintenance violations. Will monitor for progress before filing for Citation.
- 01.05.21 Property reinspected 12.15.21. Citation to be filed for property maintenance issues.
- 02.04.21 Citation open with Magistrate for Property Maintenance violations.
- 03.01.21 Citation awaiting plea.
- 04.06.21 Citation awaiting plea.
- 05.06.21 Citation awaiting plea.
- 06.01.21 Citation awaiting plea.
- 07.06.21 Citation awaiting plea.

860 Nevin Ave – Dangerous Building Notice

- 10.07.20 Notice deeming the property a Dangerous Building due to the condition of the exterior of the building, lack of illumination, appearance of abandonment, and open property maintenance violations received 10.02.20 allowing 10 days remediation and 10 days appeal as set by the Borough. Property posted with Notice on 10.07.20 in accordance with the Ordinance.
- 11.05.20 The notice was not appealed. Per Ordinance §149, the Borough has options to remediate the property.
- 12.03.20 Code Enforcement attended a Magisterial Hearing on 11.18.20 for property maintenance violations. The Judge granted a 30-day continuance to allow for submission of a construction schedule by 12.02.20 and to apply for necessary permits. The follow-up Magisterial Hearing is scheduled for 01.06.21.
- 01.05.21 Notice received from Magisterial Court that the hearing was moved to 02.03.21.
- 02.04.21 Notice received from Magisterial Court notifying Code Enforcement that the hearing was moved to 03.03.21.
- 03.01.21 Notice received from Magisterial Court notifying Code Enforcement that the hearing was moved to 05.12.21.
- 04.06.21 Magisterial Hearing remains scheduled for 05.12.21.
- 05.06.21 Magisterial Hearing remains scheduled for 05.12.21.



- 06.01.21 Code Enforcement attended a Magisterial Hearing on 05.12.21. The property owner did not appear and was found guilty of all open daily Citations. The appeal period is 30 days, after which daily Citations will continue to be field.
- 07.06.21 The property owner appealed the ruling of the Magisterial Judge. The Appellate Hearing is scheduled for 09.28.21.

932 Crescent Ave – Property Maintenance/Dangerous Building Notice

- 06.03.20 Notice returned to Code Enforcement 05.26.20. Sent via First Class on 06.03.20 for remediation of property maintenance issues.
- 07.08.20 Property reinspected and posted on 06.25.20 after Notice of Violation was returned undeliverable.
- 08.04.20 Posting period passed; reinspection showed no progress. Reviewing Dangerous Building Ordinance.
- 08.31.20 Next Enforcement action will be under Dangerous Building Ordinance.
- 10.07.20 Notice deeming the property a Dangerous Building due to the condition of the exterior of the building, lack of illumination, appearance of abandonment, and open property maintenance violations received 10.02.20 allowing 10 days remediation and 10 days appeal as set by the Borough. Property posted with Notice on 10.07.20 in accordance with the Ordinance.
- 11.05.20 The notice was not appealed. Per Ordinance §149, the Borough has options to remediate the property.
- 12.03.20 Borough is reviewing remediation options.
- 01.05.21 Borough is reviewing remediation options.
- 02.04.21 Borough is reviewing remediation options.
- 03.01.21 Borough is reviewing remediation options.
- 04.06.21 Borough boarded up property. Reviewing further options.
- 05.06.21 Borough boarded up property. Reviewing further options.
- 06.01.21 Borough boarded up property. Reviewing further options.
- 07.06.21 Remains open.

Orchard Ter – Deteriorating Retaining Wall

- 04.07.20 Notice received 04.02.20 allowing 10 days remediation to repair a deteriorating retaining wall. Notice was sent to 3 different addresses for property owner.
- 05.04.20 Property posted 04.21.20.
- 06.03.20 Property owner contacted Code Enforcement on 06.02.20 to discuss remediation. Citation remains open.



07.08.20 Magisterial Hearing scheduled for 09.16.20.
08.04.20 Magisterial Hearing scheduled for 09.16.20.
08.31.20 Magisterial Hearing scheduled for 09.16.20.
10.07.20 Magisterial Hearing continued by Judge until 11.04.20.
11.05.20 Code Enforcement attended a Magisterial Hearing on 11.05.20. The Judge granted a 60-day continuance to allow for remediation discussion with the Borough. The follow-up Magisterial Hearing is scheduled for 01.27.01.
12.03.20 Magisterial Hearing remains scheduled for 01.27.01.
01.05.21 Magisterial Hearing remains scheduled for 01.27.01.
02.04.21 Notice received from Magisterial Court notifying Code Enforcement that the hearing was moved to 03.10.21
03.01.21 Notice received from Magisterial Court notifying Code Enforcement that the hearing was moved to 04.07.21.
04.06.21 Borough Council discussed interest of a person(s) for a sheriff sale of the property. Magisterial hearing moved at direction of the Solicitor to 05.19.21 to allow for completion of the sheriff sale. Continuances will remain in 30-day increments until complete.
05.06.21 Magisterial Hearing remains scheduled for 05.19.21.
06.01.21 Magisterial Hearing moved to 06.30.21. It appears a buyer is working on acquiring the property with plans to remediate the retaining wall.
07.06.21 The property appears to be moving toward a Sheriff Sale in August. Per the Solicitor the Citation was moved to after the sale.

14 Dickson Rd – Exterior Property Maintenance and Weeds

12.04.19 Notice received 11.25.19 allowing 30 days remediation for repair of the exterior of the building and trimming of weeds. Reinspection scheduled for 12.05.19 for weeds.
01.08.20 Property was posted on 01.06.20 allowing 10 days for repair of the exterior of the building. Reinspection scheduled for 01.16.20.
02.05.20 Citations were filed with the Magistrate on 01.15.20 for open maintenance violations.
03.04.20 Citation remains open.
04.07.20 Citation remains open.
05.04.20 Citation remains open.
06.03.20 Citation remains open.
07.08.20 Citation remains open.
08.04.20 Citation remains open.
08.31.20 Certified Summons Accepted, no plea entered.
10.07.20 No plea entered.



11.05.20 Magistrate awaiting plea; continuing to monitor status.
 12.03.20 Monitoring Citation status.
 01.05.21 Magisterial Hearing scheduled for 02.03.21.
 02.04.21 Notice received from Magisterial Court notifying Code Enforcement that the hearing was moved to 03.03.21.
 03.01.21 Notice received from Magisterial Court notifying Code Enforcement that the hearing was moved to 05.12.21.
 04.06.21 Magisterial Hearing remains scheduled for 05.12.21.
 05.06.21 Magisterial Hearing remains scheduled for 05.12.21.
 06.01.21 Code Enforcement attended a Magisterial Hearing on 05.12.21. The property owner was granted a 30-day continuance by the Judge to make progress on remediation.
 07.06.21 The follow up Magisterial Hearing was held on 06.30.21. The property owner was found guilty by the Judge on all open Citations. The appeal period is 30 days.

929 Crescent Ave – Dangerous Structure

07.01.19 At the request of the Borough, the property was inspected by Jamie Harshman, PE.
 08.06.19 Monitoring.
 09.04.19 Monitoring.
 10.02.19 At the request of the Borough, Code Enforcement issued a response letter, dated 09.25.19, confirming the property to be a “Dangerous Building” based on the report of Jamie Harshman, PE on 06.25.19 and in accordance with Borough of Sewickley Ordinance §149.
 11.05.19 Item remains open.
 12.04.19 Item remains open.
 01.08.20 Item remains open.
 02.05.20 Item remains open.
 03.04.20 Item remains open.
 04.07.20 Item remains open.
 05.04.20 Item remains open.
 06.03.20 Item remains open.
 07.08.20 Item remains open.
 08.04.20 Item remains open.
 08.31.20 Borough discussing remediation options/investigations.
 10.07.20 Borough discussing remediation options.
 11.05.20 Continuing to monitor.
 12.03.20 Continuing to monitor.
 01.05.21 Borough is reviewing remediation options.
 02.04.21 Borough is reviewing remediation options.



03.01.21	Borough is reviewing remediation options.
04.06.21	Borough boarded up property. Reviewing further options.
05.06.21	Borough boarded up property. Reviewing further options.
06.01.21	Borough boarded up property. Reviewing further options.
07.06.21	Remains open.

Tallied new complaints investigated are as follows:

- Structures – 1
- Trash / Rubbish / Junk – 1
- Grass / Trees - 0
- Other – 1

MAGISTERIAL HEARINGS

14 Dickson Rd – Property Maintenance

Code Enforcement attended a Magisterial Hearing on 06.30.21. The property owner was found guilty by the Judge on all open Citations. The appeal period is 30 days, after which daily Citations may be filed.

BUILDING & ZONING PERMITS

Building Permits:

1. 324 Broad Street – Addition
2. 720 Nevin Avenue – Interior Renovations
3. 15 Chadwick Street – Fire Alarm
4. 541-545 Beaver Street – Wall Sign
5. 822 Thorn Street – Demo
6. 421 Broad Street – Interior Renovations
7. 628 Beaver Street – Deck and Door
8. 431 Beaver Street – Wall Sign
9. 707 Maple Lane – Swimming Pool and Fence

Zoning Permits:

1. 302 Beaver Street – Driveway
2. 907 Nevin Avenue – Fence
3. 335 Grant Street – Fence and Driveway



ZONING MEETINGS

Historical Review Commission:

The following addresses / items are to be heard at the Historic Review Meeting on July 8, 2021.

1. **CLG Application Update**
2. **Duquesne Light Tile Mural Update**
3. **HRC Open Seat**
4. **Historic Ordinance Update**
5. **Application for Exterior Work at 341 Henry Avenue**
6. **Application for Exterior Work at 922-924 Beaver Street**
7. **Application for Exterior Work at 225 Frederick Avenue**

Zoning Hearing Board Hearings:

The following addresses / items are to be heard at the Zoning Hearing Board hearing on July 6, 2021.

1. **338 Chestnut Street**

Case 21-06; determination was made that the Commercial Use of the property had not been abandoned. Based on Case Law.

Please contact our office at any time with questions.



Jarrod D'Amico, BCO
Director of Codes and Zoning



Randy McCray, CZO
Code & Zoning Technician

cc: File 19.077

