

January 10, 2022

Allegheny County Health Department
Office of the Director
542 4th Avenue
Pittsburgh, PA 15219



RE: SR# HCE-20211102-5724
Property: 3020 Perimeter Blvd.
South Park Township, 15129

Pursuant to Article XI, "Hearings and Appeals", T&R Properties, Inc., and The Flats at Summit Station hereby appeal the above notice dated 12/17/2021.

An inspection letter attached to this report indicates that there is an accumulation of dog waste at 3020 Perimeter Blvd, South Park Township. This area is contained in our apartment community known at The Flats at Summit Station.

The Flats at Summit Station is a 180-unit apartment community with two full-time on-site maintenance staff Monday - Friday. Our company policy requires our maintenance staff to perform "grounds" at the beginning of each day. This means they inspect the entire property and pick up trash every morning. This includes picking up dog waste when necessary.


We also have on-site property management at this property daily. The property manager frequently walks and inspects the entire property. This includes inspection of the area mentioned in the attached inspection report. We are confident that that our on-site personnel are following company policy and that the health and safety of our residents and staff due to dog waste is not being negatively affected.

At no time has our on-site staff noticed excess odor of dog waste or viewed a hazardous amount of dog waste in this area.

As an added measure, on 12/27/2021, as the Regional Manager and corporate representative from Columbus, Ohio, who oversees this property, I made a surprise visit to Summit Station to inspect the area myself.

I found no odor of dog waste nor a significant amount of dog waste.

Our staff will continue to monitor this area, and all areas of The Flats at Summit Station. We are committed to maintaining the highest possible standards of health and safety for all our residents.

Sincerely,


Karen Meyers
Regional Manager

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

Flats At Summit Station L L C
535 Smithfield Street
Pittsburgh PA 15222

December 17, 2021

RE : SR# HCE-20211102-5724

Property 3020 PERIMETER BOULEVARD
Address : South Park Township, PA 15129
Census Tract : --

Dear Sir/Madam:

An inspection of the property listed above was conducted on 12/15/2021 by Faon Conley. The following violations of Article VI, "Housing and Community Environment," were verified at that time. Attached is an inspection report listing these violations.

1 Unclassed violation(s) exist(s). An Unclassed violation designates occupant, community environment, or vacancy violations. These violations are to be corrected by 01/21/2022 .

Failure to comply will result in a complaint filed before the Magistrate and/or civil penalties. Under Section 660, should the dwelling become vacant prior to correction of these violations, the dwelling must be inspected and corrections verified by this Department prior to reoccupancy.

Pursuant to Article XI entitled "Hearings and Appeals," you are hereby notified that you have thirty (30) days after issuance of this written notice to file an appeal. The appeal shall be made in writing and must set forth with particularity all issues to be raised. The notice of appeal shall be submitted to the Allegheny County Health Department, Office of the Director, 542 4th Ave, Pittsburgh, Pennsylvania 15219. In the event that an appeal is not filed within thirty (30) days after issuance of this written notice, the within action shall become final.

If you have any questions, you may contact this office at (412)350-4046.

Sincerely,

Faon Conley
Environmental Health Specialist

FC:Sb
Attachment



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT
HOUSING & COMMUNITY ENVIRONMENT PROGRAM
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)
PITTSBURGH, PA 15201-1443
PHONE: 412.350.4046 • FAX: 412.350.2792
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



Allegheny County Health Department

Inspection Report - Community Environment

SR#: HCE-20211102-5724

Owner Violations

Property Address : **3020 Perimeter Boulevard , South Park Township 15'**

Inspection # 1 Census Tract : Property Type : (N/A 0 Units)

Inspector : Faon Conley Inspection Date : December 15, 2021 Time : 14:00

Contacts:

FLATS AT SUMMIT STATION L L C Owner
3895 Stoneridge Lane
Dublin , OH 43017

FLATS AT SUMMIT STATION L L C Owner
535 Smithfield Street Ste 1300
Pittsburgh , PA 15222

Listed below are the Article 6 violations that require corrective action :

Ground Level

Yard

Section 651 A 001 (O)(S)

Class U

Location : All

Violation Status : **First**

Violation : Accumulation of animal waste contributing to odor problem or pest vector nuisance.

Remedy : Remove animal waste, dispose of properly, and maintain premises as directed.

Comments : Multiple piles of dog waste was seen all along the grassy area.

----- END OF REPORT -----

All Violations Verified by the Inspector :

FC by dM