



Notice of Appeal

This form is used to file an appeal of an order, notice, decision, determination, or ruling by the Allegheny County Health Department. Please complete this form (use additional pages as necessary). If more than one person or entity is filing this appeal, please attach a separate form for each additional appellant. A copy of the order, notice, decision, determination, or ruling must be attached to the Notice of Appeal.

Name PFENNIG CAPITAL LLC

Mailing Address c/o T.H. LYDA 518 EMERSON STREET I

City PITTSBURGH State PA Zip 15206 Email TNLYDA@BURNSWHITE.COM

Phone 412 508 4719 Fax (optional) _____

If you are represented by an attorney, please provide contact information for your attorney:

Name T.H. LYDA ESQ

Mailing Address BURNS WHITE 48 26TH STREET

City PITTSBURGH State PA Zip 15222 Email TNLYDA@BURNSWHITE.COM

Phone 412 995-3147 Fax (optional) _____

Describe your objections to the Department's actions and a statement describing the relief you want the Hearing Officer to grant. (The objections may be factual or legal and must be specific. If you fail to state an objection here, you may be barred from raising it later in your appeal. Use additional pages if necessary.)

PROPERTY OWNER APPEALS ALL ALLEGED VIOLATIONS AT 628 NORTH EUCLID
AVE FOUND ON INSPECTION BY MICHELE FREEMAN ON 10/25/2022
SR# HCE-20220908-4221 AS ALL ALLEGED VIOLATIONS DO NOT EXIST
OR HAVE BEEN REPAIRED AND/OR TENANTS HAVE/WILL VACATED
THE PREMISES. SEE ATTACHED LETTER FROM MICHELE
FREEMAN DATED 10/31/2022

By filing this Notice of Appeal with the Allegheny County Health Department, I hereby certify that the information submitted is true and correct to the best of my information and belief.

Signature [Signature] Date 11/28/2022

Appeals should be submitted in person or by mail to:
Allegheny County Health Department
Attention: Hearing Officer
542 4th Avenue
Pittsburgh, PA 15219

RECEIVED
NOV 30 2022
BY: Director's OFC

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

Mr/Mrs. T.H. Lyda
48 26th Street
Pittsburgh PA 15222

October 31, 2022

RE : SR# HCE-20220908-4221

Property 628 N EUCLID AVENUE APT 2
Address : Pittsburgh, PA 15206
Census Tract : 31113

Dear Mr/Mrs. Lyda:

An inspection of the property listed above was conducted on 10/25/2022 by Michele Freeman. The following violations of Article VI, "Housing and Community Environment," were verified at that time. Attached is an inspection report listing these violations.

1 Class 3 violation(s) exist(s). A Class 3 violation is defined as a condition which represents an actual or potential health hazard or nuisance. These violations are to be corrected by 12/05/2022 .

8 Class 4 violation(s) exist(s). A Class 4 violation can contribute to substandard housing, but is not used to determine fitness for human habitation. These violations are to be corrected by 12/05/2022 .

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,

Michele Freeman
Environmental Health Specialist
MF:Kd

Attachment
cc: Occupant



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 - Complaint Housing

SR#: HCE-20220908-4221

Owner Violations

Property Address : **628 N Euclid Avenue Apt 2, Pittsburgh 15206**

Inspection # 1 Census Tract : 31113 Property Type : (Multi-Family 2 Units)

Inspector : Michele Freeman Inspection Date : October 25, 2022 Time : 11:30

Contacts:

Ms LEAH LINGSCH Tenant
628 N Euclid Avenue Apt 2
Pittsburgh , PA 15206

Mr/Mrs. T.H. LYDA Prop. Manager
48 26th Street
Pittsburgh , PA 15222
BURNS WHITE CENTER
(412) 995-3147

(814) 494-0698

PFENNIG CAPITAL L L C Owner
518 Emerson Street
Pittsburgh , PA 15206

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

Not Applicable

Apartment

Section 622 014 (O)(S) Class 4

Location : Wall

Violation Status : **First**

Violation : Peeling or bubbled paint on wall(s).

Remedy : Scrape and repaint.

Comments : Foyer of building has peeling bubbling paint located on right wall.
Front wall and left wall of the dining room has bubbling paint. Front wall of dining room is water stained.

Not Applicable

Apartment

Section 622 030 (O)(D) Class 4

Location : None

Violation Status : **First**

Violation : Evidence of leak in ceiling.

Remedy : Eliminate leak and repair any damage.

Comments : Water stains in the following locations show evidence of a leak:

Kitchen ceiling

Living room left wall front ceiling

3rd Floor bathroom skylight window frame.

Property Address : **628 N Euclid Avenue Apt 2, Pittsburgh 15206**

Inspection # 1 Census Tract : 31113 Property Type : (Multi-Family 2 Units)

Inspector : Michele Freeman Inspection Date : October 25, 2022 Time : 11:30

Not Applicable

Apartment

Section 624 008 (O)(D)

Class 4

Location : None

Violation Status : **First**

Violation : Window(s) will not stay open as designed.

Remedy : Repair/replace operating mechanism.

Comments : Window in the second floor bathroom will not stay open.

Window in 3rd floor rear bedroom does not stay open.

2nd Floor

Apartment

Section 622 031 (O)(D)

Class 4

Location : Ceiling

Violation Status : **First**

Violation : Cracked or bubbled ceiling plaster.

Remedy : Repair.

Comments : Cracked plaster on hallway ceiling at the entrance of kitchen.

Cracked plaster on right side of living room ceiling.

Bubbled plaster on left wall/ceiling of dining room.

2nd Floor

Living Room

Section 624 019 (O)(D)

Class 4

Location : None

Violation Status : **First**

Violation : Openable window(s) sealed shut.

Remedy : Make openable and operable.

Comments : Living room windows painted shut.

2nd Floor

Dining Room

Section 624 005 (O)(D)

Class 4

Location : None

Violation Status : **First**

Violation : Window sash(es) rotted/damaged.

Remedy : Repair/replace.

Comments : Left side of window sash is damaged causing window to not open properly.

Property Address : **628 N Euclid Avenue Apt 2, Pittsburgh 15206**

Inspection # 1 Census Tract : 31113 Property Type : (Multi-Family 2 Units)

Inspector : Michele Freeman Inspection Date : October 25, 2022 Time : 11:30

2nd Floor

Bathroom

Section 622 018 (O)(D)

Class 4

Location : None

Violation Status : **First**

Violation : Mold and/or mildew on wall(s).

Remedy : Remove source of moisture, clean and maintain.

Comments : Mold/mildew growth on the right wall above shower and left wall below registrar vent.

3rd Floor

Bedroom, Rear

Section 622 005 (O)(D)

Class 4

Location : None

Violation Status : **First**

Violation : Cracked floor.

Remedy : Repair.

Comments : Wood floors located in the rear bedroom of 3rd floor has gaps between floor boards that are being patched with tape.

3rd Floor

Bedroom, Front

Section 628 A 032 (O)(D)

Class 3

Location : None

Violation Status : **First**

Violation : Electrical convenience outlet(s) operating erratically.

Remedy : Repair.

Comments : Front wall outlet located in front bedroom is not grounded.

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

All Violations Verified by the Inspector :

