



BOROUGH OF MT. OLIVER

(INCORPORATED NOVEMBER 9, 1892)

150 Brownsville Road Pittsburgh, PA 15210

Ph: 412-431-8107 Fax: 412-431-0184

www.MtOliver.com

Code Enforcement Report

September 1, 2026 – September 30, 2026

Violations

- (83) Violations for the month of September **(See attached)**
- (225) Open Violations from this month and prior months

Fines Collected

- \$11.89 in fines collected

Legal Actions

- (16) Hearings in front of District Magistrate Richard King

Occupancy Permits & Rental Licenses

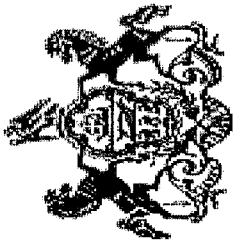
- (2) Rental Inspections
- (22) Occupancy Inspections
 - Passed: 239 Anthony (2 units), 701 Brownsville (15 units), 509 Margaret, 667 Margaret, 305 Onyx

Building/Zoning Permits

- (2) Building Permits issued
 - 326 Church – Replace roof trusses
 - 153 Penn – Demolition
- (0) Zoning Permits issued

Miscellaneous

- Code Enforcement has been working with the owner of 499-509 Brownsville on building permits and engineering drawings; Owner has instead decided to list the property for sale; Property is still active and code enforcement continue to file legal citations for exterior sanitation, overgrowth, and accessory structure; Hearing is scheduled 10/27
- Heirs of 518 & 522 Ottillia have become non-responsive. We will revisit this property with the Landbank and in the interim, will address outstanding code violations through the clean and lien process.
- Filed criminal charges against 243 Anthony Street under Title 53 Section 6115 for exterior sanitation; Attended hearing on 4/22; Owner had 30 days to abate the violations or will be charged with a misdemeanor; Owner secured a dumpster permit and a dumpster was delivered, but never filled it up; Follow-up hearings on 6/30 & 7/29; Waived downtown to Common Pleas with hearing date scheduled for 12/9.



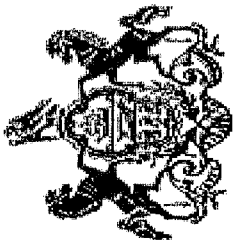
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<u>Case Number</u>	<u>Case Date</u>	<u>Site Address</u>	<u>Violation</u>	<u>Action Type</u>	<u>Officer</u>
2026-481	09/03/2026	131 FREDERICK ST	IPMC 302.1 – Exterior Sanitation	Door Hanger	Leah Nimpfer
2026-481	09/03/2026	131 FREDERICK ST	Borough Code 209-4 (F) - Trash Storage	Door Hanger	Leah Nimpfer
2026-482	09/03/2026	210 LOCUST ST	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-482	09/03/2026	210 LOCUST ST	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-483	09/03/2026	181 ST JOSEPH ST	IPMC 301.2 - Responsibility	Door Hanger	Leah Nimpfer
2026-483	09/03/2026	181 ST JOSEPH ST	Borough Code § 87-16.1 – Hedges, Shrubs, & Trees	Door Hanger	Leah Nimpfer
2026-483	09/03/2026	181 ST JOSEPH ST	IPMC 302.4 – Overgrowth	Door Hanger	Leah Nimpfer
2026-484	09/03/2026	125 MARGARET ST	IPMC 302.1 – Exterior Sanitation	Door Hanger	Leah Nimpfer
2026-485	09/04/2026	125 QUINCY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-485	09/04/2026	125 QUINCY AVE	Borough Code § 87-16.1 – Hedges, Shrubs, & Trees	Notice	Leah Nimpfer
2026-486	09/04/2026	104 FULTON PL	IPMC 301.2 - Responsibility	Door Hanger	Leah Nimpfer
2026-486	09/04/2026	104 FULTON PL	IPMC 302.1 – Exterior Sanitation	Door Hanger	Leah Nimpfer
2026-486	09/04/2026	104 FULTON PL	IPMC 302.4 – Overgrowth	Door Hanger	Leah Nimpfer
2026-486	09/04/2026	104 FULTON PL	Borough Code § 87-16.1 – Hedges, Shrubs, & Trees	Door Hanger	Leah Nimpfer
2026-487	09/04/2026	409 GIFFIN AVE	IPMC 301.2 - Responsibility	Door Hanger	Leah Nimpfer
2026-487	09/04/2026	409 GIFFIN AVE	Borough Code § 87-16.1 – Hedges, Shrubs, & Trees	Door Hanger	Leah Nimpfer
2026-492	09/11/2026	132-134 STAMM AVE	IPMC 308.1 - Accumulation of Garbage	Phone Call	Leah Nimpfer
2026-492	09/11/2026	132-134 STAMM AVE	IPMC 301.2 - Responsibility	Phone Call	Leah Nimpfer



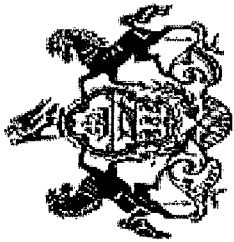
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2026-493	09/11/2026	327 QUINCY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-493	09/11/2026	327 QUINCY AVE	Borough Code § 87-16.1 - Hedges, Shrubs, & Trees	Notice	Leah Nimpfer
2026-495	09/11/2026	329 QUINCY AVE	Borough Code § 87-16.1 - Hedges, Shrubs, & Trees	Notice	Leah Nimpfer
2026-495	09/11/2026	329 QUINCY AVE	Borough Code 209-4 (F) - Trash Storage	Notice	Leah Nimpfer
2026-495	09/11/2026	329 QUINCY AVE	Borough Code 209-G - Early Trash	Notice	Leah Nimpfer
2026-496	09/11/2026	331 QUINCY AVE	Borough Code § 87-16.1 - Hedges, Shrubs, & Trees	Notice	Leah Nimpfer
2026-496	09/11/2026	331 QUINCY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-496	09/11/2026	331 QUINCY AVE	Borough Code 209-G - Early Trash	Notice	Leah Nimpfer
2026-497	09/15/2026	434 1/2 HAYS AVE #2	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-497	09/15/2026	434 1/2 HAYS AVE #2	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-497	09/15/2026	434 1/2 HAYS AVE #2	IPMC 302.4 - Overgrowth	Notice	Leah Nimpfer
2026-497	09/15/2026	434 1/2 HAYS AVE #2	IPMC 302.1 - Exterior Sanitation	Notice	Leah Nimpfer
2026-498	09/21/2026	601 TRANSVERSE AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-498	09/21/2026	601 TRANSVERSE AVE	IPMC 302.4 - Overgrowth	Notice	Leah Nimpfer
2026-499	09/21/2026	603 TRANSVERSE AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-499	09/21/2026	603 TRANSVERSE AVE	IPMC 302.4 - Overgrowth	Notice	Leah Nimpfer
2026-500	09/21/2026	319 QUINCY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-500	09/21/2026	319 QUINCY AVE	IPMC 302.4 - Overgrowth	Notice	Leah Nimpfer



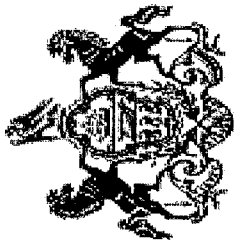
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2026-502	09/22/2026	502 GIFFIN AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-503	09/22/2026	524 GIFFIN AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-503	09/22/2026	524 GIFFIN AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-503	09/22/2026	524 GIFFIN AVE	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer
2026-505	09/23/2026	325 ONYX AVE	IPMC 302.5 – Rodents	Phone Call	Leah Nimpfer
2026-505	09/23/2026	325 ONYX AVE	IPMC 308.1 - Accumulation of Garbage	Phone Call	Leah Nimpfer
2026-505	09/23/2026	325 ONYX AVE	IPMC 302.4 – Overgrowth	Phone Call	Leah Nimpfer
2026-506	09/23/2026	506 TRANSVERSE AVE	IPMC 302.4 – Overgrowth	Phone Call	Leah Nimpfer
2026-507	09/23/2026	125 MARGARET ST	IPMC 301.2 - Responsibility	Phone Call	Leah Nimpfer
2026-507	09/23/2026	125 MARGARET ST	Borough Code 209-G - Early Trash	Phone Call	Leah Nimpfer



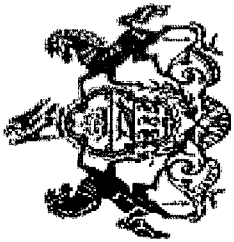
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2026-480	09/01/2026	118 PENN AVENUE	IPMC 301.2 - Responsibility	Door Hanger	Leah Nimpfer
2026-480	09/01/2026	118 PENN AVENUE	IPMC 302.4 - Overgrowth	Door Hanger	Leah Nimpfer
2026-480	09/01/2026	118 PENN AVENUE	IPMC 302.1 - Exterior Sanitation	Door Hanger	Leah Nimpfer
2026-488	09/10/2026	328 ANTHONY ST	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-488	09/10/2026	328 ANTHONY ST	IPMC 302.4 - Overgrowth	Notice	Leah Nimpfer
2026-488	09/10/2026	328 ANTHONY ST	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-488	09/10/2026	328 ANTHONY ST	IPMC 302.1 - Exterior Sanitation	Notice	Leah Nimpfer
2026-490	09/10/2026	216 MOYE PL	IPMC 301.2 - Responsibility	Legal	Leah Nimpfer
2026-490	09/10/2026	216 MOYE PL	IPMC 302.4 - Overgrowth	Legal	Leah Nimpfer
2026-490	09/10/2026	216 MOYE PL	IPMC 302.1 - Exterior Sanitation	Notice	Leah Nimpfer
2026-501	09/21/2026	143 LOCUST ST	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-501	09/21/2026	143 LOCUST ST	IPMC 302.1 - Exterior Sanitation	Notice	Leah Nimpfer
2026-501	09/21/2026	143 LOCUST ST	IPMC 302.4 - Overgrowth	Notice	Leah Nimpfer
2026-501	09/21/2026	143 LOCUST ST	IPMC 302.5 - Rodents	Notice	Leah Nimpfer
2026-501	09/21/2026	143 LOCUST ST	IPMC 304.10 - Stairways, Decks, Porches, & Balconies	Notice	Leah Nimpfer
2026-501	09/21/2026	143 LOCUST ST	IPMC 304.7 - Roofs and Drainage	Notice	Leah Nimpfer
2026-501	09/21/2026	143 LOCUST ST	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-504	09/22/2026	365 WALTER AVENUE	IPMC 108.1.5 - Dangerous Structure or Premises	Notice	Leah Nimpfer



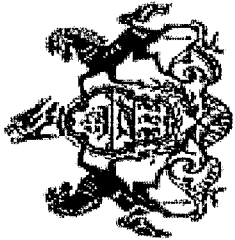
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2026-504	09/22/2026	365 WALTER AVENUE	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-504	09/22/2026	365 WALTER AVENUE	IPMC 302.5 - Rodents	Notice	Leah Nimpfer
2026-504	09/22/2026	365 WALTER AVENUE	IPMC 304.7 - Roofs and Drainage	Notice	Leah Nimpfer
2026-504	09/22/2026	365 WALTER AVENUE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-504	09/22/2026	365 WALTER AVENUE	IPMC 302.1 - Exterior Sanitation	Notice	Leah Nimpfer
2026-504	09/22/2026	365 WALTER AVENUE	IPMC 302.7 - Accessory Structures	Notice	Leah Nimpfer
2026-508	09/23/2026	400 GIFFIN AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-508	09/23/2026	400 GIFFIN AVE	Borough Code § 87-16.1 - Hedges, Shrubs, & Trees	Notice	Leah Nimpfer
2026-509	09/24/2026	414-416 WALNUT ST	IPMC 302.3 - Sidewalks and Driveways	Notice	Leah Nimpfer
2026-510	09/24/2026	115 STAMM AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-510	09/24/2026	115 STAMM AVE	IPMC 302.7 - Accessory Structures	Notice	Leah Nimpfer
2026-510	09/24/2026	115 STAMM AVE	IPMC 302.4 - Overgrowth	Notice	Leah Nimpfer
2026-511	09/25/2026	311 GIFFIN AVE	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-511	09/25/2026	311 GIFFIN AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-511	09/25/2026	311 GIFFIN AVE	IPMC 302.1 - Exterior Sanitation	Notice	Leah Nimpfer
2026-511	09/25/2026	311 GIFFIN AVE	IPMC 302.7 - Accessory Structures	Notice	Leah Nimpfer
2026-511	09/25/2026	311 GIFFIN AVE	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer



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2026-512	09/30/2026	220 MOYE PL	IPMC 302.7 – Accessory Structures	Notice	Phil Quattrone
2026-512	09/30/2026	220 MOYE PL	IPMC 507.1 - Storm Drainage	Notice	Phil Quattrone

Code Enforcement Hearings - September 2026

Property	Name	Officer	Docket	Case Filed	Hearing Date	Hearing Time	Charges	Outcome
615 Margaret	S&K 25 LLC	Leah Nimpfer	NT-0807-2026	6/30/2026	9/1/2026	10:30 AM	Responsibility, Exterior Sanitation; Overgrowth	Dismissed (Abated)
304 Onyx	Jamara Weathers	Phil Quattrone	NT-1447-2025	1/30/2026	9/1/2026	10:30 AM	Rental License	Continued
130 John	Veronica Kiesel	Phil Quattrone	NT-1591-2025	1/30/2026	9/1/2026	10:30 AM	Rental License	Continued
410 Hays	RE Assets	Phil Quattrone	NT-1588-2025	1/30/2026	9/1/2026	10:30 AM	Rental License	Continued
813-815 Brownsville	JRR Brownsville	Phil Quattrone	NT-1593-2025	1/30/2026	9/1/2026	10:30 AM	Rental License	Continued
211 Moye	Hot Metal Holdings	Phil Quattrone	NT-93-2026	1/30/2026	9/1/2026	10:30 AM	Rental License	Continued
211 Giffin	Leslie Little	Leah Nimpfer	NT-1033-2026	8/5/2026	9/29/2026	10:30 AM	Hedges, Shrubs, & Trees; Responsibility	Withdrawn (Abated)
224 Stamm	SACK NY Holdings LLC	Leah Nimpfer	NT-1034-2026	8/5/2026	9/29/2026	10:30 AM	Overgrowth	Withdrawn (Abated)
304 Onyx	Jamara Weathers	Phil Quattrone	NT-1447-2025	1/30/2026	9/29/2026	11:00 AM	Rental License	Fined \$600, plus costs
130 John	Veronica Kiesel	Phil Quattrone	NT-1591-2025	1/30/2026	9/29/2026	11:00 AM	Rental License	Continued
410 Hays	RE Assets	Phil Quattrone	NT-1588-2025	1/30/2026	9/29/2026	11:00 AM	Rental License	Dismissed (Abated)
813-815 Brownsville	JRR Brownsville	Phil Quattrone	NT-1593-2025	1/30/2026	9/29/2026	11:00 AM	Rental License	Fined \$600, plus costs
211 Moye	Hot Metal Holdings	Phil Quattrone	NT-93-2026	1/30/2026	9/29/2026	11:00 AM	Rental License	Continued
711 Louisa	Ralph Speicher	Phil Quattrone	NT-1596-2025	1/30/2026	9/29/2026	11:00 AM	Rental License	Dismissed (Abated)
499-509 Brownsville	Zeryan Prime Properties	Phil Quattrone	NT-1056-2026	8/14/2026	9/29/2026	11:00 AM	Accessory Structure	Dismissed (No Mail Service)
499-509 Brownsville	Zeryan Prime Properties	Phil Quattrone	NT-1123-2026	9/1/2026	9/29/2026	11:00 AM	Overgrowth	Dismissed (No Mail Service)