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

October 1, 2026 – October 31, 2026

Violations

- (68) Violations for the month of October **(See attached)**
- (200) Open Violations from this month and prior months

Fines Collected

- $828.93 in fines collected

Legal Actions

- (50) Hearings in front of District Magistrate Richard King
- (130) Legal Actions filed for non-payment of the Annual Rental Registration; These legal actions are not included in the attached hearing list; To date, (89) properties have been brought into compliance.

Occupancy Permits & Rental Licenses

- (8) Rental Inspections
  - Passed: 307 Church
- (14) Occupancy Inspections
  - Passed: 410 Hays; 143 Margaret; 8 St. Joseph; 343 Walter

Building/Zoning Permits

- (4) Building Permits issued
  - 803 Brownsville – Install solar panels; Electrical
  - 172 Ormsby – Interior renovations; Electrical
  - 106 Sherman – Replace side porch
  - 202 St. Joseph – Replace exterior stairs
- (0) Zoning Permits issued

Miscellaneous

- **499–509 Brownsville Road** — Code Enforcement worked with the property owner on building permits and engineering drawings. The owner has since decided to list the property for sale. The enforcement case remains active, and Code Enforcement continues to file citations for exterior sanitation, overgrowth, and accessory structure violations. The October 27 hearing was continued to December 22.

- **243 Anthony Street** — Criminal charges were filed under Title 53, Section 6115 for exterior sanitation violations. At the April 22 hearing, the owner was given 30 days to correct the violations or face a misdemeanor charge. The owner obtained a dumpster permit and had a

dumpster delivered but did not use it. Follow-up hearings were held on June 30 and July 29. The case was waived to the Court of Common Pleas, where a hearing is scheduled for December 9.

- **226 Penn Avenue** — A Clean and Lien action was filed to address overgrowth and exterior sanitation violations. The compliance deadline passed, and the cleanup has been completed.

- **120 Margaret Street** — A Clean and Lien action was filed to address an exterior sanitation violation. The property owner corrected the violation, and Code Enforcement will continue to monitor the property.

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Code Status Report

Status: **Completed**

Case Number	Case Date	Site Address	Violation	Action Type	Officer
2026-513	10/05/2026	462 HAYS AVE	IPMC 301.2 - Responsibility	Phone Call	Leah Nimpfer
2026-513	10/05/2026	462 HAYS AVE	IPMC 302.4 – Overgrowth	Phone Call	Leah Nimpfer
2026-515	10/09/2026	300 CHURCH AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-515	10/09/2026	300 CHURCH AVE	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer
2026-515	10/09/2026	300 CHURCH AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-515	10/09/2026	300 CHURCH AVE	IPMC 302.5 – Rodents	Notice	Leah Nimpfer
2026-516	10/09/2026	630 MARGARET ST	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-516	10/09/2026	630 MARGARET ST	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-516	10/09/2026	630 MARGARET ST	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer
2026-516	10/09/2026	630 MARGARET ST	IPMC 302.5 – Rodents	Notice	Leah Nimpfer
2026-517	10/09/2026	108 BROWNSVILLE RD	IPMC 302.1 – Exterior Sanitation	Phone Call	Leah Nimpfer
2026-518	10/09/2026	104 FULTON PL	Ordinance 972 - Dumpsters & Pods	Phone Call	Leah Nimpfer
2026-519	10/09/2026	125 QUINCY AVE	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-519	10/09/2026	125 QUINCY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-519	10/09/2026	125 QUINCY AVE	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer
2026-519	10/09/2026	125 QUINCY AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-519	10/09/2026	125 QUINCY AVE	Borough Code 215-14 - Sidewalk Obstructions	Notice	Leah Nimpfer
2026-522	10/16/2026	725 BROWNSVILLE RD	Borough Code § 87-16.1 – Hedges, Shrubs, & Trees	Notice	Leah Nimpfer

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2026-522	10/16/2026	725 BROWNSVILLE RD	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-523	10/20/2026	1750 ARLINGTON AVE	IPMC 301.2 - Responsibility	Phone Call	Leah Nimpfer
2026-523	10/20/2026	1750 ARLINGTON AVE	IPMC 302.1 – Exterior Sanitation	Phone Call	Leah Nimpfer
2026-523	10/20/2026	1750 ARLINGTON AVE	Borough Code 209-4 (F) - Trash Storage	Phone Call	Leah Nimpfer
2026-523	10/20/2026	1750 ARLINGTON AVE	IPMC 302.5 – Rodents	Phone Call	Leah Nimpfer
2026-524	10/21/2026	128 GIFFIN AVE	IPMC 302.1 – Exterior Sanitation	Phone Call	Leah Nimpfer
2026-524	10/21/2026	128 GIFFIN AVE	IPMC 301.2 - Responsibility	Phone Call	Leah Nimpfer
2026-524	10/21/2026	128 GIFFIN AVE	Ordinance 972 - Dumpsters & Pods	Phone Call	Leah Nimpfer
2026-525	10/22/2026	120 MARGARET ST	IPMC 302.1 – Exterior Sanitation	Clean and Lien	Leah Nimpfer
2026-526	10/26/2026	2 ELIZABETH ST	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-526	10/26/2026	2 ELIZABETH ST	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-528	10/26/2026	160 ORMSBY AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-528	10/26/2026	160 ORMSBY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-529	10/26/2026	162 ORMSBY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-529	10/26/2026	162 ORMSBY AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-530	10/27/2026	323 ONYX AVE	Borough Code § 87-16.1 – Hedges, Shrubs, & Trees	Notice	Leah Nimpfer
2026-530	10/27/2026	323 ONYX AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-530	10/27/2026	323 ONYX AVE	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer

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Case Number	Case Date	Site Address	Violation	Action Type	Officer
2026-531	10/27/2026	206 QUINCY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-531	10/27/2026	206 QUINCY AVE	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer
2026-531	10/27/2026	206 QUINCY AVE	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-531	10/27/2026	206 QUINCY AVE	Borough Code 209-G - Early Trash	Notice	Leah Nimpfer
2026-533	10/28/2026	304 ONYX AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-533	10/28/2026	304 ONYX AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-534	10/29/2026	201 QUINCY AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-534	10/29/2026	201 QUINCY AVE	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer
2026-534	10/29/2026	201 QUINCY AVE	Borough Code § 87-16.1 – Hedges, Shrubs, & Trees	Notice	Leah Nimpfer
2026-535	10/30/2026	200 MOYE PL	IPMC 308.1 - Accumulation of Garbage	Phone Call	Leah Nimpfer

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Case Number	Case Date	Site Address	Violation	Action Type	Officer
2026-514	10/09/2026	140 ST JOSEPH ST	Borough Code 215-6 - Repair or Replacement of Sidewalks	Notice	Leah Nimpfer
2026-514	10/09/2026	140 ST JOSEPH ST	IPMC 304.7 - Roofs and Drainage	Notice	Leah Nimpfer
2026-514	10/09/2026	140 ST JOSEPH ST	IPMC 301.2 - Responsibility	Legal	Leah Nimpfer
2026-514	10/09/2026	140 ST JOSEPH ST	IPMC 302.1 – Exterior Sanitation	Legal	Leah Nimpfer
2026-514	10/09/2026	140 ST JOSEPH ST	IPMC 302.4 – Overgrowth	Legal	Leah Nimpfer
2026-514	10/09/2026	140 ST JOSEPH ST	IPMC 302.3 - Sidewalks and Driveways	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 307.1 - Handrails & Guardrails	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 308.1 - Accumulation of Garbage	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 302.1 – Exterior Sanitation	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 302.5 – Rodents	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 304.4 - Structural Members	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 108.1.5 - Dangerous Structure or Premises	Notice	Leah Nimpfer
2026-520	10/14/2026	435 HAYS AVE	IPMC 304.12 - Handrails and Guards	Notice	Leah Nimpfer
2026-521	10/16/2026	112 KOEHLER ST	IPMC 301.2 - Responsibility	Legal	Leah Nimpfer
2026-521	10/16/2026	112 KOEHLER ST	IPMC 304.7 - Roofs and Drainage	Legal	Leah Nimpfer
2026-521	10/16/2026	112 KOEHLER ST	IPMC 507.1 - Storm Drainage	Legal	Leah Nimpfer

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2026-527	10/26/2026	5 ELIZABETH ST	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer
2026-527	10/26/2026	5 ELIZABETH ST	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-532	10/28/2026	461 HAYS AVE	IPMC 302.4 – Overgrowth	Notice	Leah Nimpfer
2026-532	10/28/2026	461 HAYS AVE	IPMC 301.2 - Responsibility	Notice	Leah Nimpfer

Code Enforcement Hearings - October 2026

Property	Name	Officer	Docket	Case Filed	Hearing Date	Hearing Time	Charges	Outcome
202 St. Joseph	West Penn Investments	Phil Quattrone	NT-1094-2026	8/25/2026	10/6/2026	9:30 AM	Unsafe Structure	Withdrawn (Abated)
456-458 Hays	Raymond Smith, III	Phil Quattrone	NT-1127-2026	9/2/2026	10/6/2026	9:30 AM	Unsafe Conditions	Continued
207 Quincy	Joe Berastain	Phil Quattrone	NT-1129-2026	9/3/2026	10/6/2026	9:30 AM	Rental Inspection	Continued
499-509 Brownsville	Zeryan Prime Properties	Phil Quattrone	NT-1130-2026	9/3/2026	10/6/2026	9:30 AM	Stop Work Order	Continued
109 Overhill	The Burgh Investments	Phil Quattrone	NT-1132-2026	9/3/2026	10/6/2026	9:30 AM	Unsafe Structure	Continued
206 Anthony	Donald Duda	Phil Quattrone	NT-1133-2026	9/3/2026	10/6/2026	9:30 AM	Overgrowth	Withdrawn (Abated)
214 Brownsville	Sean Windisch	Phil Quattrone	NT-1134-2026	9/3/2026	10/6/2026	9:30 AM	Exterior Sanitation	Continued
172 Ormsby	Blessed Properties LLC	Phil Quattrone	NT-1164-2026	9/3/2026	10/6/2026	10:00 AM	Unsafe Structure	Withdrawn (Abated)
172 Ormsby	Blessed Properties LLC	Phil Quattrone	NT-1166-2026	9/3/2026	10/6/2026	10:00 AM	Overgrowth	Withdrawn (Abated)
128 Sherman	Eagle F Mgmt LLC	Phil Quattrone	NT-1172-2026	9/3/2026	10/6/2026	10:00 AM	Unsafe Conditions; Deck	Continued
315 Onyx	Burgh Capital LLC	Leah Nimpfer	NT-1151-2026	8/12/2026	10/6/2026	10:00 AM	Overgrowth	Withdrawn (Abated)
150 St. Joseph	Robert Burns	Leah Nimpfer	NT-1135-2026	8/14/2026	10/6/2026	9:30 AM	Early Trash; Overgrowth; Accumulation of Garbagh	Continued
128 Sherman	Eagle F Mgmt LLC	Phil Quattrone	NT-1172-2026	9/3/2026	10/13/2026	9:00 AM	Unsafe Conditions; Deck	Continued
132-134 Stamm	Xclusive Holdings	Phil Quattrone	NT-1176-2026	9/4/2026	10/13/2026	9:00 AM	Means of Egress	Continued
132-134 Stamm	Xclusive Holdings	Phil Quattrone	NT-1177-2026	9/4/2026	10/13/2026	9:00 AM	Roofs & Drainage	Continued
132-134 Stamm	Xclusive Holdings	Phil Quattrone	NT-1178-2026	9/4/2026	10/13/2026	9:00 AM	Unsafe Conditions; Porch	Continued
130 Sherman	SMS City Properties	Phil Quattrone	NT-1179-2026	9/4/2026	10/13/2026	9:00 AM	Exterior Walls	Continued
130 Sherman	SMS City Properties	Phil Quattrone	NT-1180-2026	9/4/2026	10/13/2026	9:00 AM	Unsafe Conditions; Interior Framing	Continued
211 Moye	Hot Metal Holdings	Phil Quattrone	NT-93-2026	1/30/2026	9/29/2026	11:00 AM	Rental Inspection	Continued
150 St. Joseph	Robert Burns	Leah Nimpfer	NT-1147-2026	9/3/2026	10/13/2026	10:00 AM	Responsibility, Sidewalks and driveways	Continued
225 Penn	Daniel Maheshe	Leah Nimpfer	NT-1032-2026	8/5/2026	10/13/2026	9:45 AM	Exterior Sanitation	Dismissed (Abated)
517 Margaret	Freedom Properties Advantage	Leah Nimpfer	NT-1016-2026	7/31/2026	10/13/2026	9:45 AM	Exterior Sanitation; Overgrowth	Continued
656 Margaret	Jason Gmuer	Leah Nimpfer	NT-1015-2026	7/31/2026	10/13/2026	9:45 AM	Overgrowth	Continued
656 Margaret	Jason Gmuer	Leah Nimpfer	NT-1144-2026	7/31/2026	10/13/2026	9:45 AM	Accessory Structure; Sidewalk Obstruction	Continued
175 St Joseph	Sheila Parrotte	Leah Nimpfer	NT-1150-2026	7/31/2026	10/13/2026	10:00 AM	Sanitary Drainage	Continued
123 Koehler	Gail Grayson	Leah Nimpfer	NT-1175-2026	9/4/2026	10/13/2026	9:30 AM	Motor vehicles	Continued

Code Enforcement Hearings - October 2026

Property	Name	Officer	Docket	Case Filed	Hearing Date	Hearing Time	Charges	Outcome
647 Margaret	Jerlyn Jardinico	Leah Nimpfer	NT-0883-2026	7/20/2026	10/13/2026	9:30 AM	Exterior Sanitation; Overgrowth	Withdrawn (Abated)
117 Ormsby	Platinum Real Estate	Leah Nimpfer	NT-0881-2026	7/20/2026	10/13/2026	9:45 AM	Exterior Sanitation; Windows & Doors	Continued
600 Hays	Joseph Lauterbach	Leah Nimpfer	NT-1174-2026	9/4/2026	10/13/2026	9:30 AM	Exterior Sanitation	Dismissed (Abated)
453 Williams	Lloyd Harvey	Leah Nimpfer	NT-1014-2026	7/31/2026	10/13/2026	9:45 AM	Hedges, Shrubs, and Trees; Overgrowth; Accumulation of	Continued
453 Williams	Jennifer Harvey	Leah Nimpfer	NT-1013-2026	7/31/2026	10/13/2026	9:45 AM	Hedges, Shrubs, and Trees; Overgrowth; Accumulation of	Continued
104 Fulton	Shivank Gupta	Phil Quattrone	NT-1160-2026	9/3/2026	10/15/2026	11:00 AM	Rodent Harborage	Continued
104 Fulton	Shivank Gupta	Phil Quattrone	NT-1162-2026	9/3/2026	10/15/2026	11:00 AM	Roofs & Drainage	Continued
499-509 Brownsville	Zeryan Prime Properties	Phil Quattrone	NT-888-2026	7/20/2026	10/27/2026	11:00 AM	Exterior Sanitation	Continued
499-509 Brownsville	Zeryan Prime Properties	Phil Quattrone	NT-1130-2026	9/3/2026	10/27/2026	11:00 AM	Stop Work Order	Continued
214 Brownsville	Sean Windisch	Phil Quattrone	NT-1134-2026	9/3/2026	10/27/2026	11:00 AM	Exterior Sanitation	Fined $1,000, plus costs
429 Carl	Jetarice Bey	Phil Quattrone	NT-1230-2026	9/11/2026	10/27/2026	11:00 AM	Exterior Sanitaiton	Continued
429 Carl	Jetarice Bey	Phil Quattrone	NT-1231-2026	9/11/2026	10/27/2026	11:00 AM	Dangerous Conditions	Continued
220 Moye	Zeryan Prime Properties	Phil Quattrone	NT-1237-2026	9/11/2026	10/27/2026	11:00 AM	Accessory Structure	Continued
434 1/2 Hays #2	Brian DeFranco	Phil Quattrone	NT-1245-2026	9/11/2026	10/27/2026	11:00 AM	Means of Egress	Continued
215-217 Brownsville	JDS Holdings	Phil Quattrone	NT-1247-2026	9/11/2026	10/27/2026	11:00 AM	Unsafe Structure	Continued
215-217 Brownsville	JDS Holdings	Phil Quattrone	NT-1249-2026	9/11/2026	10/27/2026	11:00 AM	Means of Egress	Continued
130 Sherman	SMS City Properties	Phil Quattrone	NT-1179-2026	9/4/2026	10/27/2026	11:15 AM	Exterior Walls	Continued
130 Sherman	SMS City Properties	Phil Quattrone	NT-1180-2026	9/4/2026	10/27/2026	11:15 AM	Unsafe Conditions; Interior Framing	Continued
108 Sherman	MS Captial Group	Leah Nimpfer	NT-1461-2026	9/25/2026	10/29/2026	9:00 AM	Exterior Sanitation; Accumulation of Garbage	Dismissed (Abated)
216 Moye	Charity Chewe	Leah Nimpfer	NT-1442-2026	9/24/2026	10/29/2026	9:30 AM	Overgrowth	Continued
225 Penn	Daniel Maheshe	Leah Nimpfer	NT-1443-2026	9/24/2026	10/29/2026	9:30 AM	Unsafe Structure; Exterior Sanitation; Exterior Structure;	Continued
342 Anthony	Jennifer Donnelly	Leah Nimpfer	NT-1441-2026	9/24/2026	10/29/2026	9:30 AM	Overgrowth; Exterior Sanitation; Rodents; Accumulation of	Continued
511 Hays	Ikea Foreman	Leah Nimpfer	NT-1440-2026	9/24/2026	10/29/2026	9:30 AM	Overgrowth	Continued
117 Ormsby	Platinum Real Estate	Leah Nimpfer	NT-0881-2026	7/20/2026	10/29/2026	9:30 AM	Exterior Sanitation; Windows & Doors	Continued