

Monthly Report

TO: Joe Hartzell, Borough Secretary
FROM: David Buskirk, International Code Consultants
DATE: 8/5/15
RE: Hours for July 2015

For the Month of July 2015 I worked a total of 43 hours which included the following:

To follow will be a list of the up to date Occupancy permits that have been issued.

- Met with Louise concerning the citations to be issued, follow up inspections and Code Enforcement Duties in the borough.
- Received and returned phone calls to schedule inspections and answer questions regarding inspections.
- Checked various properties for property maintenance complaints.
- Prepared and delivered citations to Magistrate's office several times.
- Attended two Magistrate hearings for citations issued on different days.
- Inspected and issued occupancy permits for 209-C and 215-F Caldwell for a rental property.
- Inspected and issued occupancy permit for 742 Middle for a rental property.
- Inspected and issued occupancy permit for 536 Airbrake for a rental property.
- Inspected and issued occupancy permit for 404 Clara for a resale.
- Inspected and issued occupancy permit for 408 Clara for a resale.
- Inspected and issued occupancy permits for 215 Bridge St Apts. 1 & 2 for a rental property.
- Inspected and issued occupancy permit for 405 Herman Ave for a resale.
- Inspected and issued occupancy permit for 318 Middle apt 2B for rental property.
- Issued a roofing permit for 142 Watkins.

- Received an email from Louise regarding 501 Westinghouse indicating that they have applied for a use permit. I reviewed documents received regarding non-conforming uses and their continuance. I also reviewed the zoning map. It appears that the subject property is zoned Residential which would make this a non-conforming use. I can only assume that this has or was used this way prior to zoning being adopted in Wilmerding. This could make it a legal non conforming use, but I do not know the history to know if it was ever registered as such. If we agree that it is, in fact, a legal non conforming use, the use may continue as long as it has not been abandoned for a period of six months. If it has been, the property must only be used as what's allowed in that zoning district. I can't see how anyone would convert this into a dwelling, but that's not my decision.

I would recommend sending this to your zoning hearing board to accept sworn testimony regarding the history, as there seems to be at least one neighbor against this continuance. The zoning hearing board can then decide if this proposed use, which is already in operation, should remain or if the property must be used for what is allowed in this zoning district. I hope this clarifies the situation and I can be available if necessary to discuss it further.