

PUBLIC HEARING

MONDAY, MARCH 11, 2024

6:45 P.M.

- Roll Call** Edward Snee presiding. Board members Brian Lucot and Lawrence Vogel were present. Also in attendance were: Karen Fosbaugh, Township Manager; Dennis McDonough, Chief of Police; Tom Bonidie, Code Enforcement Officer; Aaron Laughlin, Public Works Director; and Irv Firman, Esq., Township Solicitor.
- Purpose of Hearing** The purpose of the Public Hearing is to take oral or written testimony on the condition of the following property to determine if the property should be declared a Public Nuisance by the Board of Supervisors, and possibly authorizing the demolition of the structure as it is a threat to the health, safety and welfare of Township residents:

Owner(s):

Mary Rose Champion (Deceased)

Location:

5916 Curry Road
Pittsburgh, PA 15236
Lot/Block No. 564-C-293

Testimony

Mr. Bonidie – Mr. Bonidie read into the record the following: On 2/12/2024, the Board of Supervisors scheduled a public hearing for this evening. On 2/21/2024, a legal advertisement was sent to the Pittsburgh Post-Gazette and published in the South Edition on 2/29/2024. Emails were received on 2/21/2024 and 2/22/2024 from Mr. William Miller claiming to be executor and offering to address issues if given a list; however, he has not communicated since receiving the nuisance notice. On 2/22/2024, notifications were sent via certified and first class letters to the following: Sherry Champion, 261 Osprey Lane, Flagler Beach, FL 32136; and William Miller, 5852 Glen Ora Drive, Bethel Park, PA 15102. An email notification was sent to Atty. David Siegel, at davidsieg49@gmail.com. On 2/23/2024, 29 letters were sent to property owners within a 200-foot radius, notifying them of the Public Hearing. Site inspections were conducted from the street on 8/23/2023 with additional pictures taken on 3/4/2024. The Code Enforcement Office received an email on 3/1/2024 from Attorney Siegler, who also called on 3/5/2024. He was advised to attend the public hearing to speak with the Board of Supervisor and/or the Township Solicitor regarding any concerns. On 3/4/2024, signs were posted on the property and in the South Park Township Administration building lobby giving notification of the public hearing. On 3/6/2024, William Miller called and stated he will attend the public hearing and was advised to put his intentions in

writing, stating that his goal was to get the property into marketable condition. An email was sent on 3/7/2024 stating the same. On 3/11/2024, the Code Enforcement Office received an email from Attorney Siegel addressed to the Township Solicitor stating that Ms. Champion consents to demolition of the property at 5916 Curry Road. Mr. Bonidie read the email aloud. On 3/6/2024, Mr. Miller called after his on-site inspection stating Joe Lavara is his attorney and the attorney for the estate. He stated that he was only recently notified of the poor condition of the house. Mr. Bonidie commented that the Code Enforcement Office sends Notices of Enforcement annually relative to high grass/weeds and accumulation of garbage on site. Mr. Bonidie read aloud an email received today from Mr. Miller, stating that Mr. Miller would be unable to attend the public hearing. In the letter, Mr. Miller stated that he inspected the property yesterday and noticed the deplorable condition, and added that he was only notified of the situation as of 2/21/2024. He stated that his plan is to clean up around the outside of the house, cut the grass, and make the property presentable to the public. Mr. Miller requested notification of the outcome of the public hearing. Atty. Joseph Lavara was copied on the email.

Mr. Vogel – Mr. Vogel commented that the property is a nuisance.

Mr. Lucot – Mr. Lucot stated that he has driven by the property on many occasions and over the weekend. He commented that the property is in a state of disrepair, with high grass and damage to the structure.

Mr. Snee - Mr. Snee stated that as required, he inspected the property on 3/10/2024 from the street and noticed holes in the roof, the overhang on the second story is almost completely collapsed, the windows are broken, there is debris throughout the yard, the gutters are falling down, the grass/weeds are overgrown, and the attached garage roof has completely collapsed.

Mrs. Fosbaugh – Mrs. Fosbaugh commented that she conducted inspections on the property located at 5916 Curry Road on 12/7/2023, 2/15/2024, and 3/5/2024, in accordance with the Code of the Township of South Park. The following issues were observed:

- The roof of the home is collapsing.
- The gutters are falling off the entire house.
- The eaves of the home are rotted.
- The concrete stairs on the left side of the home leading to the street are badly deteriorated and leaning.
- Debris from the roof and other areas of the home has accumulated on the porches.
- There is a large hole in the rear roof.

- There is a substantial amount of mold on the rear siding.
- The chimney located in the rear of the home is completely covered in vines and appears to be nonfunctional.

Chief McDonough – Chief McDonough stated that he inspected the property on three occasions: Tuesday, 2/27/2024, at 3:00 p.m.; Wednesday, 3/6/2024, at 1:00 p.m.; and today, 3/11/2024, at 3:00 p.m. He concurs with the observations of the Township Manager and Board of Supervisors. The house appears to be uninhabitable at this particular time.

Close Public Hearing

Motion by Mr. Lucot, and seconded by Mr. Vogel, to continue the public hearing on April 8, 2024, at 6:45 p.m. All members voted aye. Motion carried.

Adjournment

Motion by Mr. Lucot, and seconded by Mr. Vogel, to adjourn the public hearing. All members voted aye. Motion carried.

Time: 6: 54 p.m.