

**Fill in this information to identify the case:**Debtor Kelly Hamilton Apts LLCUnited States Bankruptcy Court for the: \_\_\_\_\_ District of New Jersey  
(State)Case number 25-15352**Modified Official Form 410  
Proof of Claim****04/25**

**Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.**

**Filers must leave out or redact** information that is entitled to privacy on this form or on any attached documents. Attach redacted copies or any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

**Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.**

**Part 1: Identify the Claim**

1. Who is the current creditor?	Allegheny County Health Department	
	Name of the current creditor (the person or entity to be paid for this claim)	
	Other names the creditor used with the debtor	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent?  Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	<b>Where should notices to the creditor be sent?</b>	<b>Where should payments to the creditor be sent? (if different)</b>
	Allegheny County Health Department John Cronin, Esq. 542 Fourth Avenue Pittsburgh, PA 15219	
	Contact phone _____	Contact phone _____
	Contact email <u>john.cronin@alleghenycounty.us</u>	Contact email _____
	Uniform claim identifier (if you use one): _____	
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	



**Part 2: Give Information About the Claim as of the Date the Case Was Filed**

6. Do you have any number you use to identify the debtor? ☒ No  
☐ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: \_\_\_\_

7. How much is the claim? \$ 141441. Does this amount include interest or other charges?  
☒ No  
☐ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.  
Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).  
Limit disclosing information that is entitled to privacy, such as health care information.

Civil Penalties and Judgments

9. Is all or part of the claim secured? ☐ No  
☒ Yes. The claim is secured by a lien on property.  
**Nature or property:**  
☒ Real estate: If the claim is secured by the debtor's principle residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.  
☐ Motor vehicle  
☐ Other. Describe: \_\_\_\_\_

**Basis for perfection:** Judgment and Lien

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

**Value of property:** \$ 865,896.25

**Amount of the claim that is secured:** \$ 23552.25

**Amount of the claim that is unsecured:** \$ 117888.75 (The sum of the secured and unsecured amount should match the amount in line 7.)

**Amount necessary to cure any default as of the date of the petition:** \$ \_\_\_\_\_

**Annual Interest Rate** (when case was filed) \_\_\_\_\_%

☐ Fixed

☐ Variable

10. Is this claim based on a lease? ☒ No  
☐ Yes. Amount necessary to cure any default as of the date of the petition. \$ \_\_\_\_\_

11. Is this claim subject to a right of setoff? ☒ No  
☐ Yes. Identify the property: \_\_\_\_\_



12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ No

☐ Yes. Check all that apply:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ \_\_\_\_\_

☐ Up to \$3,800\* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ \_\_\_\_\_

☐ Wages, salaries, or commissions (up to \$17,150\*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ \_\_\_\_\_

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ \_\_\_\_\_

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ \_\_\_\_\_

☐ Other. Specify subsection of 11 U.S.C. § 507(a)( ) that applies.

\$ \_\_\_\_\_

\* Amounts are subject to adjustment on 4/01/28 and every 3 years after that for cases begun on or after the date of adjustment.

13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?

☒ No

☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.

\$ \_\_\_\_\_

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgement that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 07/28/2025  
MM / DD / YYYY

/s/John Cronin  
Signature

Print the name of the person who is completing and signing this claim:

Name John Cronin  
First name Middle name Last name

Title Assistant Solicitor

Company Allegheny County Health Department  
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 301 39th St, Building 7, Pittsburgh, PA, 15201, United States

Contact phone 4125782392 Email john.cronin@alleghenycounty.us



# Verita (KCC) ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (866) 523-2941 | International 001-310-823-9000

<b>Debtor:</b> 25-15352 - Kelly Hamilton Apts LLC <b>District:</b> District of New Jersey, Trenton Division		
<b>Creditor:</b> Allegheny County Health Department John Cronin, Esq. 542 Fourth Avenue  Pittsburgh, PA, 15219 <b>Phone:</b> <b>Phone 2:</b> <b>Fax:</b> <b>Email:</b> john.cronin@alleghenycounty.us	<b>Has Supporting Documentation:</b> Yes, supporting documentation successfully uploaded <b>Related Document Statement:</b>	
	<b>Has Related Claim:</b> No <b>Related Claim Filed By:</b>	
	<b>Filing Party:</b> Authorized agent	
	<b>Other Names Used with Debtor:</b>	
<b>Amends Claim:</b> No <b>Acquired Claim:</b> No		
<b>Basis of Claim:</b> Civil Penalties and Judgments	<b>Last 4 Digits:</b> No	<b>Uniform Claim Identifier:</b>
<b>Total Amount of Claim:</b> 141441	<b>Includes Interest or Charges:</b> No	
<b>Has Priority Claim:</b> No	<b>Priority Under:</b>	
<b>Has Secured Claim:</b> Yes: 23552.25 <b>Amount of 503(b)(9):</b> No <b>Based on Lease:</b> No <b>Subject to Right of Setoff:</b> No	<b>Nature of Secured Amount:</b> Real Estate <b>Value of Property:</b> 865,896.25 <b>Annual Interest Rate:</b> <b>Arrearage Amount:</b> <b>Basis for Perfection:</b> Judgment and Lien <b>Amount Unsecured:</b> 117888.75	
<b>Submitted By:</b> John Cronin on 28-Jul-2025 7:03:26 a.m. Pacific Time <b>Title:</b> Assistant Solicitor <b>Company:</b> Allegheny County Health Department <b>Optional Signature Address:</b> 301 39th St Building 7 Pittsburgh, PA, 15201 United States <b>Telephone Number:</b> 4125782392 <b>Email:</b> john.cronin@alleghenycounty.us		

Penalty 1

COUNTY OF



ALLEGHENY

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

May 14, 2025

**RE : SR#** HCE-20250219-2620

Property 616 N BRADDOCK AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

Pursuant to our letter dated 03/25/2025 this shall serve as notice that a civil penalty in the amount of \$9817.50 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:

Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 03/25/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 03/25/2025 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



IULIA VANN, MD, MPH, 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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



COUNTY OF



ALLEGHENY

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



IULIA VANN, MD, MPH, DIRECTOR  
**ALLEGHENY COUNTY HEALTH DEPARTMENT**  
**HOUSING & COMMUNITY ENVIRONMENT PROGRAM**  
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## Penalty 2



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

March 25, 2025

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20250219-2620**

Property Address : 616 N BRADDOCK AVENUE  
Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

Pursuant to our letter dated 02/26/2025 this shall serve as notice that a civil penalty in the amount of \$4987.50 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 02/26/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 02/26/2025 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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  
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COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20250219-2620

**IMPORTANT NOTICE**

A letter dated 03/25/2025 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 3

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

May 14, 2025

**RE : SR#** HCE-20250219-2620

Property 616 N BRADDOCK AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

Pursuant to our letter dated 02/26/2025 this shall serve as notice that a civil penalty in the amount of \$3900.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:

Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 02/26/2025.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



IULIA VANN, MD, MPH, 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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

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[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol

Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



IULIA VANN, MD, MPH, 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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



Penalty 4

COUNTY OF



ALLEGHENY

**RICH FITZGERALD**  
COUNTY EXECUTIVE

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey NY 10952

January 4, 2024

**RE : SR#** HCE-20230807-4127

Property 6951 1/2 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208

Census Tract: 31207

Dear Sir/Madam:

Pursuant to our letter dated 11/07/2023 this shall serve as notice that a civil penalty in the amount of \$4935.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 11/07/2023.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 11/07/2023 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

<https://www.alleghenycounty.us/Health-Department/Resources/Legal/Legal.aspx>

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)





COUNTY OF



ALLEGHENY

**RICH FITZGERALD**  
COUNTY EXECUTIVE

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3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
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If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

Attachment

cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**ALLEGHENY COUNTY HEALTH DEPARTMENT**  
**HOUSING & COMMUNITY ENVIRONMENT PROGRAM**  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
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[WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20230807-4127

IMPORTANT NOTICE

IMPORTANT NOTICE

IMPORTANT NOTICE

IMPORTANT NOTICE

A letter dated 01/04/2024 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafra Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 5

**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

January 31, 2025

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20250103-1025**

Property Address : 6961 FRANKSTOWN AVENUE  
Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Pursuant to our letter dated 01/09/2025 this shall serve as notice that a civil penalty in the amount of \$7922.25 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 01/09/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 01/09/2025 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Soker  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20250103-1025

**IMPORTANT NOTICE**

A letter dated 01/31/2025 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 6

COUNTY OF



ALLEGHENY

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey NY 10952

June 3, 2025

**RE : SR#** HCE-20250103-1025

Property 6961 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Pursuant to our letter dated 03/27/2025 this shall serve as notice that a civil penalty in the amount of \$8977.50 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 03/27/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 03/27/2025 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



JULIA VANN, MD, MPH, 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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)





COUNTY OF



ALLEGHENY

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



IULIA VANN, MD, MPH, 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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



Penalty 7

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

September 19, 2024

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

RE: SR# HCE-20240524-3595

Property 6967 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Pursuant to our letter dated 07/03/2024 this shall serve as notice that a civil penalty in the amount of \$4,987.50 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Avenue  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 07/03/2024. Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 07/03/2024 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2,500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf).

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director  
542 4th Avenue  
Pittsburgh, Pennsylvania 15219



**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



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Page (2)  
September 19, 2024

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

JAS:sb

Attachment

cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20240524-3595

**IMPORTANT NOTICE**

A letter dated 09/19/2024 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

**YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 8

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

March 12, 2025

RE : SR# HCE-20241209-6002

Property 7350 HAMILTON AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31303

Dear Sir/Madam:

Pursuant to our letter dated 1/23/2025 this shall serve as notice that a civil penalty in the amount of \$10,500.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:

Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 1/23/2025.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



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



COUNTY OF



ALLEGHENY

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)





Penalty 9

**COUNTY OF**



**ALLEGHENY**

January 23, 2025

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20241209-6002**

Property Address : 7350 HAMILTON AVENUE  
Pittsburgh, PA 15208  
Census Tract : 31303

Dear Sir/Madam:

Pursuant to our letter dated 12/20/2024 this shall serve as notice that a civil penalty in the amount of \$7922.25 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 12/20/2024.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 12/20/2024 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20241209-6002

**IMPORTANT NOTICE**

A letter dated 01/23/2025 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 10

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

April 11, 2025

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20241209-6002**

Property Address : 7350 HAMILTON AVENUE  
Pittsburgh, PA 15208  
Census Tract : 31303

Dear Sir/Madam:

Pursuant to our letter dated 02/27/2025 this shall serve as notice that a civil penalty in the amount of \$3150.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 12/20/2024.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 19 days from the date of this order. In the event that the condition(s) cited in the letter dated 12/20/2024 is not abated within 19 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
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3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



Penalty 11



COUNTY OF



ALLEGHENY

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey NY 10952

March 6, 2024

RE : SR# HCE-20231010-4873

Property 7366 HAMILTON AVENUE  
Address : Pittsburgh, PA 15208

Census Tract: 31303  
Dear Sir/Madam:

Census Tract: 31303

Census Tract: 31303

Pursuant to our letter dated 01/12/2024 this shall serve as notice that a civil penalty in the amount of \$4725.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 01/12/2024.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 01/12/2024 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/services/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/services/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



COUNTY OF



ALLEGHENY

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

Attachment

cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20231010-4873

IMPORTANT NOTICE

IMPORTANT NOTICE

A letter dated 03/06/2024 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 12

**COUNTY OF**



**ALLEGHENY**

March 27, 2025

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey, NY 10952

RE : Service Request# **HCE-20241213-6074**

Property Address : 7368 HAMILTON AVENUE  
Pittsburgh, PA 15208  
Census Tract: 31303

Dear Sir/Madam:

Pursuant to our letter dated 01/30/2025 this shall serve as notice that a civil penalty in the amount of \$300.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 01/30/2025.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)  
Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)





COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re: 7368 Hamilton Avenue  
Pittsburgh, PA 15208  
SR# HCE-20241213-6074

**IMPORTANT NOTICE**

A letter dated 03/27/2025 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

**YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046

## Penalty 13



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

March 4, 2025

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20241213-6074**

Property Address : 7368 HAMILTON AVENUE  
Pittsburgh, PA 15208  
Census Tract : 31303

Dear Sir/Madam:

Pursuant to our letter dated 01/30/2025 this shall serve as notice that a civil penalty in the amount of \$8977.50 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:

Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 01/30/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 01/30/2025 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20241213-6074

**IMPORTANT NOTICE**

A letter dated 03/04/2025 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 14

COUNTY OF



ALLEGHENY

March 11, 2025

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20250206-2472**

Property Address : 7513 MULFORD STREET  
Pittsburgh, PA 15208  
Census Tract : 31303

Dear Sir/Madam :

Pursuant to our letter dated 02/13/2025 this shall serve as notice that a civil penalty in the amount of \$7922.25 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 02/13/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 02/13/2025 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



COUNTY OF



ALLEGHENY

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20250206-2472

**IMPORTANT NOTICE**

A letter dated 03/11/2025 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

Penalty 15



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey, NY 10952

May 1, 2025

RE : Service Request# **HCE-20250206-2472**

Property Address : 7513 MULFORD STREET  
Pittsburgh, PA 15208  
Census Tract : 31303

Dear Sir/Madam:

Pursuant to our letter dated 03/11/2025 this shall serve as notice that a civil penalty in the amount of \$8925.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 03/11/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 03/11/2025 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



IULIA VANN, MD, MPH, 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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



COUNTY OF



ALLEGHENY

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment

\*\*\*TICKLE 6-5-25\*\*\*

cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



IULIA VANN, MD, MPH, 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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re: 7513 Mulford Street  
Pittsburgh, PA 15208  
SR# HCE-20250206-2472

**IMPORTANT NOTICE**

A letter dated 05/01/2025 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046

Penalty 16

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

March 19, 2025

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20250220-2640**

Property Address : 7806 HAMILTON AVENUE  
Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

Pursuant to our letter dated 02/27/2025 this shall serve as notice that a civil penalty in the amount of \$7922.25 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 02/27/2025.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 6 days from the date of this order. In the event that the condition(s) cited in the letter dated 02/27/2025 is not abated within 6 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)  
Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Timothy J. Murphy, JD  
Program Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Chief Operating Officer



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20250220-2640

**IMPORTANT NOTICE**

A letter dated 03/19/2025 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

## Penalty 17



**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

February 20, 2025

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20240801-4410**

Property Address : 7916 TIOGA STREET  
Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

Pursuant to our letter dated 12/20/2024 this shall serve as notice that a civil penalty in the amount of \$12017.25 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 12/20/2024.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 12/20/2024 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

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436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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.ALLEGHENYCOUNTRY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTRY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20240801-4410

**IMPORTANT NOTICE**

A letter dated 02/20/2025 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

## Judgment 1

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,  
Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-25-

**PRAECIPE FOR ENTRY OF  
JUDGMENT PURSUANT TO RULES &  
REGULATIONS OF THE  
ALLEGHENY COUNTY HEALTH  
DEPARTMENT**

Code: 130

Filed on behalf of Plaintiff  
County of Allegheny

Counsel of Record for Plaintiff:

Jason K. Willis, Esq.  
Pa. Id. No.: 86752  
Solicitor

Elizabeth Rubenstein, Esq.  
Pa. Id No.: 323254  
Assistant Solicitor

Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201  
Tel.: 412-578-8361

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

## NOTICE OF ORDER, DECREE OR JUDGMENT

Rule236

Plaintiff(s)

Allegheny County Health  
Department

Case Number

GD 25

Ex : AR-02-000123  
(Type-Year-Number)

 $V_S$ 

Defendant(s)

KELLY HAMILTON APTS LLC,

To :    Plaintiff           Defendant           Garnishee           Additional Defendant

You are hereby notified that the following Order, Decree or Judgment has been entered against you on 4-25-25. (MON-DD-YYY)

### Decree Nisi in Equity.

### Final Decree in Equity.

■ Judgment of	Confession	Verdict	Court Order	■ Default	Non-Suit
	Non-Pros	Arbitration	Award		

■ Judgment in the amount of \$ 7922.25, plus costs.

District Justice Transcript of Judgment in the amount of \$ \_\_\_\_\_, plus costs.

If not satisfied with sixty (60) days, your motor vehicle operator's license will be suspended by the Pennsylvania Department of Transportation.

**Director, Department of Court Records, Civil/Family Division**

By \_\_\_\_\_  
Clerk

If you have any questions concerning the above, please contact :  
Name/Address/Telephone Number of (Attorney/Filing Party )

Elizabeth Rubenstein  
301 39th Street PGH PA 15201  
412-578-8361

**Save Form**

Print Form

**Clear Entire Form**

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

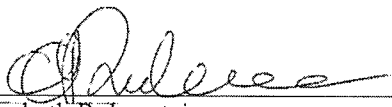
No.: GD-25-

**PRAECIPE FOR ENTRY OF JUDGMENT PURSUANT TO RULES & REGULATIONS  
OF THE ALLEGHENY COUNTY HEALTH DEPARTMENT**

To the Department of Court Records:

Pursuant to 16 P.S. 12010 of the "Local Health Administrative Law," 1951, Aug. 24, P.L. 1304, Section 10 and Article VI, Section 664 of the Rules and Regulations of the Allegheny County Health Department, please enter Judgment in favor of the Plaintiff and against the Defendant in the amount of SEVEN THOUSAND NINE HUNDRED TWENTY TWO dollars and TWENTY FIVE cents ( \$7922.25 ) plus costs.

Dated: 4-25-25

  
Elizabeth Rubenstein  
Attorney for the Plaintiff  
Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA**

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-25-

**CERTIFICATION OF RECORD**

I, Tim Murphy, Housing and Community Environment Program Manager for the Allegheny County Health Department, hereby state that the attached Penalty Assessment Warning marked as Exhibit "A" was transmitted to Defendant on October 31, 2024 and the attached Penalty Assessment marked as Exhibit "B" was transmitted to Defendant on November 29, 2024


Pursuant to Pa.R.C.P. 237.1, the Department transmitted its Notice of Intent to File this Praecipe of Default Judgment via Certified Mail on March 12, 2025 . A copy of the Notice of Intent to File is attached as Exhibit "C".

Further, Defendant has not filed an Administrative Appeal within the time specified by Article XI of the Allegheny County Rules and Regulations.

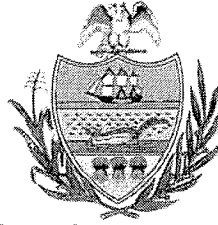
I verify that the statements made in this Certification of Record are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.



Date: 4/24/25

  
\_\_\_\_\_  
Tim Murphy  
Program Manager  
Housing and Community Environment

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

October 31, 2024

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

RE : SR# HCE-20241024-5563

Property 6951 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Re: Violation of Section(s) 631 A of Article VI Allegheny County Health Department Rules and Regulations entitled Houses and Community Environment at the above mentioned property.

You are hereby notified that you are in violation of Section(s) 631 A of Article VI of the Allegheny County Health Department Rules and Regulations. Said violations, see inspection report dated 10/30/2024 occurred on or about 10/30/2024 and continue to the present time.

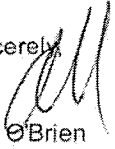
On behalf of the Director of the Allegheny County Health Department, we are hereby requesting that the above issues are corrected by 11/10/2024. In the event that the condition is not abated by 11/10/2024, you are hereby notified that the Department is authorized to levy a civil penalty of up to \$10,000.00 for the violation of the within sections. In the event that violations are not corrected by the next compliance date, an additional civil penalty of up to \$2,500 per day may be levied.

The compliance date above does not indicate the date(s) of inspection. The Department reserves the right to conduct an inspection on any date if there are new allegations, including emergency conditions. The Department may contact the complainant AFTER the compliance date above to schedule a follow-up inspection.

Please note that penalties are assessed based on the severity of the violation. Please refer to the attached inspection report. Class 3 violations constitute hazards to health, Class 2 violations constitute major health hazards, and Class 1 violations constitute an emergency condition. Our enforcement process will continue for any Class 1, 2, or 3 violation present on the next inspection.

If you have any questions regarding this matter, or feel that any of the attached violations were cited in error, you may feel free to contact the undersigned at 412-350-4046.

Sincerely,

  
Jeff O'Brien  
Environmental Health Supervisor  
JOB:Kd  
Attachment  
cc: Occupant  
Property Manager

Ex. A



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



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re: 6951 Frankstown Avenue  
Pittsburgh, PA 15208  
SR# HCE-20241024-5563

IMPORTANT NOTICE

A letter dated 10/31/2024 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

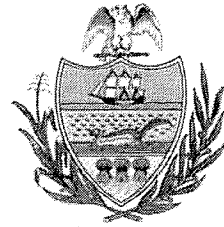
If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa. 15201

Phone: (412) 350-4046

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

November 29, 2024

RE: SR# HCE-20241024-5563

Property 6951 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Pursuant to our letter dated 10/31/2024 this shall serve as notice that a civil penalty in the amount of \$7922.25 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 10/31/2024.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 10/31/2024 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.

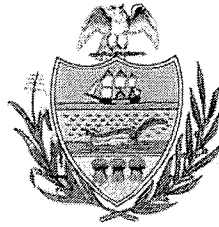
Ex. B



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



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20241024-5563

IMPORTANT NOTICE

A letter dated 11/29/2024 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

CIVIL DIVISION

G.D. No. 25-

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

**NOTICE OF INTENTION TO FILE  
PRAECIPE TO ENTER JUDGMENT BY  
DEFAULT**

Served on Behalf of Plaintiff Allegheny  
County Health Department  
Counsel of Record for This Party:

Jason K. Willis, Esq.  
Solicitor  
Pa. I.D. No. 86752  
Elizabeth Rubenstein  
Assistant Solicitor  
Pa. I.D. No. 323254  
John Cronin, Esq.  
Assistant Solicitor  
Pa. I.D. No. 330681  
Allegheny County Health Department

301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201  
Tel.: 412-578-8361

**Ex. C**

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH	)	CIVIL DIVISION
DEPARTMENT,	)	
	)	
	)	
Plaintiff,	)	G.D. No. 25
	)	
v.	)	
	)	
KELLY HAMILTON APTS LLC,	)	
	)	
	)	
Defendant.	)	

IMPORTANT NOTICE

THE APPEAL PERIOD FOR AN ALLEGHENY COUNTY HEALTH DEPARTMENT ACTION INITIATED AGAINST YOU HAS LAPSED (SEE ATTACHED). A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

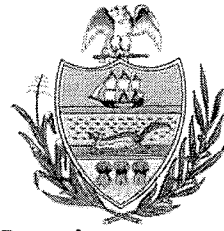
Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)



Elizabeth Rubenstein, Esq.  
Attorney for Plaintiff County of Allegheny



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

November 29, 2024

**RE: SR#** HCE-20241024-5563

Property 6951 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract: 31207

Dear Sir/Madam:

Pursuant to our letter dated 10/31/2024 this shall serve as notice that a civil penalty in the amount of \$7922.25 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 10/31/2024.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 10/31/2024 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

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[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf)

Please include a copy of this letter along with your 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:

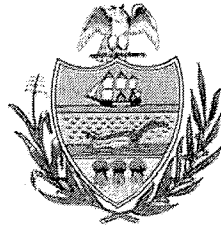
Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.



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



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. **YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION.** If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20241024-5563

IMPORTANT NOTICE

A letter dated 11/29/2024 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

## Judgment 2

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-25-

**PRAECIPE FOR ENTRY OF  
JUDGMENT PURSUANT TO RULES &  
REGULATIONS OF THE  
ALLEGHENY COUNTY HEALTH  
DEPARTMENT**

Code: 130

Filed on behalf of Plaintiff  
County of Allegheny

Counsel of Record for Plaintiff:

Jason K. Willis, Esq.  
Pa. Id. No.: 86752  
Solicitor

Elizabeth Rubenstein, Esq.  
Pa. Id No.: 323254  
Assistant Solicitor

Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201  
Tel.: 412-578-8361

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

NOTICE OF ORDER, DECREE OR JUDGMENT

Rule236

Plaintiff(s)

Allegheny County Health  
Department

Case Number

GD	25	
----	----	--

Ex : AR-02-000123  
(Type-Year-Number)

Vs

Defendant(s)

Kelly Hamilton Apts LLC

To :    Plaintiff    ☒ Defendant    Garnishee    Additional Defendant

You are hereby notified that the following Order, Decree or Judgment has been entered against you  
on 4-14-25 . (MON-DD-YYY)

Decree Nisi in Equity.

Final Decree in Equity.

☒ Judgment of    Confession    Verdict    Court Order    ☒ Default    Non-Suit  
   Non-Pros    Arbitration Award

☒ Judgment in the amount of \$ 2415.00 , plus costs.

District Justice Transcript of Judgment in the amount of \$ \_\_\_\_\_, plus costs.

If not satisfied with sixty (60) days, your motor vehicle operator's license will be suspended by the  
Pennsylvania Department of Transportation.

Director, Department of Court Records, Civil/Family Division

By \_\_\_\_\_  
Clerk

If you have any questions concerning the above, please contact :  
Name/Address/Telephone Number of (Attorney/FilingParty )

Elizabeth Rubenstein  
301 39th Street PGH PA 15201  
412-578-8361

Save Form

Print Form

Clear Entire Form

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-25-

**PRAECIPE FOR ENTRY OF JUDGMENT PURSUANT TO RULES & REGULATIONS  
OF THE ALLEGHENY COUNTY HEALTH DEPARTMENT**

To the Department of Court Records:

Pursuant to 16 P.S. 12010 of the "Local Health Administrative Law," 1951, Aug. 24, P.L. 1304, Section 10 and Article VI, Section 664 of the Rules and Regulations of the Allegheny County Health Department, please enter Judgment in favor of the Plaintiff and against the Defendant in the amount of TWO THOUSAND FOUR HUNDRED FIFTEEN dollars and ZERO cents ( \$2415.00 ) plus costs.

Dated: 4-14-25



Elizabeth Rubenstein  
Attorney for the Plaintiff  
Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA**

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-25-

**CERTIFICATION OF RECORD**

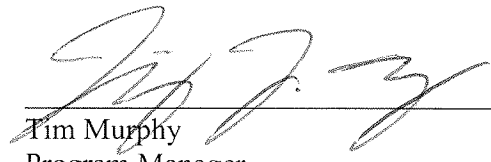
I, Tim Murphy, Housing and Community Environment Program Manager for the Allegheny County Health Department, hereby state that the attached Penalty Assessment Warning marked as Exhibit “A” was transmitted to Defendant on November 26, 2024 and the attached Penalty Assessment marked as Exhibit “B” was transmitted to Defendant on January 10, 2025. Pursuant to Pa.R.C.P. 237.1, the Department transmitted its Notice of Intent to File this Praecipe of Default Judgment via Certified Mail on February 28, 2025. A copy of the Notice of Intent to File is attached as Exhibit “C”.

Further, Defendant has not filed an Administrative Appeal within the time specified by Article XI of the Allegheny County Rules and Regulations.

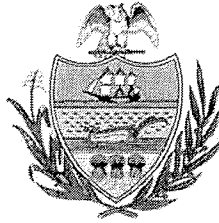
I verify that the statements made in this Certification of Record are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.



Date: 4/1/25

  
\_\_\_\_\_  
Tim Murphy  
Program Manager  
Housing and Community Environment

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

November 26, 2024

RE : SR# HCE-20240524-3595

Property 6967 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Re: Violation of Section(s) 622 , 634 A of Article VI Allegheny County Health Department Rules and Regulations entitled Houses and Community Environment at the above mentioned property.

You are hereby notified that you are in violation of Section(s) 622 , 634 A of Article VI of the Allegheny County Health Department Rules and Regulations. Said violations, see inspection report dated 11/22/2024 occurred on or about 07/01/2024 and continue to the present time.

On behalf of the Director of the Allegheny County Health Department, we are hereby requesting that the above issues are corrected by 12/31/2024. In the event that the condition is not abated by 12/31/2024, you are hereby notified that the Department is authorized to levy a civil penalty of up to \$10,000.00 for the violation of the within sections. In the event that violations are not corrected by the next compliance date, an additional civil penalty of up to \$2,500 per day may be levied.

The compliance date above does not indicate the date(s) of inspection. The Department reserves the right to conduct an inspection on any date if there are new allegations, including emergency conditions. The Department may contact the complainant AFTER the compliance date above to schedule a follow-up inspection.

Please note that penalties are assessed based on the severity of the violation. Please refer to the attached inspection report. Class 3 violations constitute hazards to health, Class 2 violations constitute major health hazards, and Class 1 violations constitute an emergency condition. Our enforcement process will continue for any Class 1, 2, or 3 violation present on the next inspection.

If you have any questions regarding this matter, or feel that any of the attached violations were cited in error, you may feel free to contact the undersigned at 412-350-4046.

Sincerely,

Jeff O'Brien  
Environmental Health Supervisor  
JOB:Kd  
Attachment  
cc: Occupant  
Property Manager

Ex. A



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



Advancing  
public health  
performance

TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re: 6967 Frankstown Avenue  
Pittsburgh, PA 15208  
SR# HCE-20240524-3595

IMPORTANT NOTICE

A letter dated 11/26/2024 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

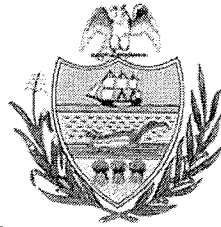
If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa. 15201

Phone: (412) 350-4046

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

January 10, 2025

RE : SR# HCE-20240524-3595

Property 6967 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract: 31207

Dear Sir/Madam:

Pursuant to our letter dated 11/26/2024 this shall serve as notice that a civil penalty in the amount of \$2415.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Avenue  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 11/26/2024. Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 07/03/2024 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2,500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:  
[https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal\\_notice\\_form.pdf](https://www.alleghenycounty.us/files/assets/county/v1/government/health/documents/appeal_notice_form.pdf).  
Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director  
542 4th Avenue  
Pittsburgh, Pennsylvania 15219

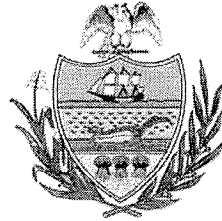
Ex. B



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



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

JAS:KD

Attachment

cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re: 6967 Frankstown Avenue  
Pittsburgh, PA 15208  
SR# HCE-20240524-3595

IMPORTANT NOTICE

A letter dated 01/10/2025 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa. 15201

Phone: (412) 350-4046

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

CIVIL DIVISION

G.D. No. 25-

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

**NOTICE OF INTENTION TO FILE  
PREACIPE TO ENTER JUDGMENT BY  
DEFAULT**

Served on Behalf of Plaintiff Allegheny  
County Health Department  
Counsel of Record for This Party:

Jason K. Willis, Esq.  
Solicitor  
Pa. I.D. No. 86752  
Elizabeth Rubenstein  
Assistant Solicitor  
Pa. I.D. No. 323254  
John Cronin, Esq.  
Assistant Solicitor  
Pa. I.D. No. 330681  
Allegheny County Health Department

301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201  
Tel.: 412-578-8361

Ex. C

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH	)	CIVIL DIVISION
DEPARTMENT,	)	
	)	
	)	
Plaintiff,	)	G.D. No. 25
	)	
v.	)	
	)	
KELLY HAMILTON APTS LLC,	)	
	)	
Defendant.	)	

IMPORTANT NOTICE

THE APPEAL PERIOD FOR AN ALLEGHENY COUNTY HEALTH DEPARTMENT ACTION INITIATED AGAINST YOU HAS LAPSED (SEE ATTACHED). A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

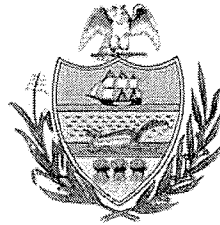
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Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)



Elizabeth Rubenstein, Esq.  
Attorney for Plaintiff County of Allegheny



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

January 10, 2025

RE : SR# HCE-20240524-3595

Property 6967 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Pursuant to our letter dated 11/26/2024 this shall serve as notice that a civil penalty in the amount of \$2415.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Avenue  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 11/26/2024. Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 07/03/2024 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2,500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:  
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Please include a copy of this letter along with your 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:

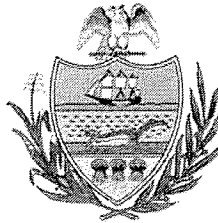
Allegheny County Health Department  
Office of the Director  
542 4th Avenue  
Pittsburgh, Pennsylvania 15219



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



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

JAS:KD

Attachment

cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



**ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM**  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
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[WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re: 6967 Frankstown Avenue  
Pittsburgh, PA 15208  
SR# HCE-20240524-3595

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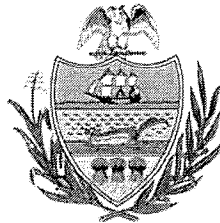
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Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa. 15201

Phone: (412) 350-4046

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts L L C  
46 Main Street  
Monsey NY 10952

November 26, 2024

RE : SR# HCE-20240524-3595

Property 6967 FRANKSTOWN AVENUE  
Address : Pittsburgh, PA 15208  
Census Tract : 31207

Dear Sir/Madam:

Re: Violation of Section(s) 622 , 634 A of Article VI Allegheny County Health Department Rules and Regulations entitled Houses and Community Environment at the above mentioned property.

You are hereby notified that you are in violation of Section(s) 622 , 634 A of Article VI of the Allegheny County Health Department Rules and Regulations. Said violations, see inspection report dated 11/22/2024 occurred on or about 07/01/2024 and continue to the present time.

On behalf of the Director of the Allegheny County Health Department, we are hereby requesting that the above issues are corrected by 12/31/2024. In the event that the condition is not abated by 12/31/2024, you are hereby notified that the Department is authorized to levy a civil penalty of up to \$10,000.00 for the violation of the within sections. In the event that violations are not corrected by the next compliance date, an additional civil penalty of up to \$2,500 per day may be levied.

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Please note that penalties are assessed based on the severity of the violation. Please refer to the attached inspection report. Class 3 violations constitute hazards to health, Class 2 violations constitute major health hazards, and Class 1 violations constitute an emergency condition. Our enforcement process will continue for any Class 1, 2, or 3 violation present on the next inspection.

If you have any questions regarding this matter, or feel that any of the attached violations were cited in error, you may feel free to contact the undersigned at 412-350-4046.

Sincerely,

Jeff O'Brien  
Environmental Health Supervisor  
JOB:Kd  
Attachment  
cc: Occupant  
Property Manager



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



TO: Kelly Hamilton Apts L L C  
46 Main Street  
MONSEY, NY 10952

Re: 6967 Frankstown Avenue  
Pittsburgh, PA 15208  
SR# HCE-20240524-3595

IMPORTANT NOTICE

A letter dated 11/26/2024 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046

## Judgment 3

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,  
Plaintiff,

v.

KELLY HAMILTON APTS LLC,  
Defendant.

CIVIL DIVISION

No.: GD-25-

**PRAECIPE FOR ENTRY OF  
JUDGMENT PURSUANT TO RULES &  
REGULATIONS OF THE  
ALLEGHENY COUNTY HEALTH  
DEPARTMENT**

Code: 130

Filed on behalf of Plaintiff  
County of Allegheny

Counsel of Record for Plaintiff:

Jason K. Willis, Esq.  
Pa. Id. No.: 86752  
Solicitor

Elizabeth Rubenstein, Esq.  
Pa. Id No.: 323254  
Assistant Solicitor

Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201  
Tel.: 412-578-8361

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

NOTICE OF ORDER, DECREE OR JUDGMENT

Rule236

Plaintiff(s)

Allegheny County Health  
Department

Case Number

GD	25	
----	----	--

Ex : AR-02-000123  
(Type-Year-Number)

Vs

Defendant(s)

KELLY HAMILTON APTS LLC,

To :    Plaintiff    ☒ Defendant    Garnishee    Additional Defendant

You are hereby notified that the following Order, Decree or Judgment has been entered against you  
on 2-18-25 . (MON-DD-YYY)

Decree Nisi in Equity.

Final Decree in Equity.

Judgment of    Confession    Verdict    Court Order    ☒ Default    Non-Suit  
                         Non-Pros    Arbitration Award

☒ Judgment in the amount of \$ 5670 , plus costs.

District Justice Transcript of Judgment in the amount of \$ \_\_\_\_\_ , plus costs.

If not satisfied with sixty (60) days, your motor vehicle operator's license will be suspended by the  
Pennsylvania Department of Transportation.

Director, Department of Court Records, Civil/Family Division

By \_\_\_\_\_  
Clerk

If you have any questions concerning the above, please contact :  
Name/Address/Telephone Number of (Attorney/FilingParty )

Elizabeth Rubenstein  
301 39th Street PGH PA 15201  
412-578-8361

Save Form

Print Form

Clear Entire Form



IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-25-

**PRAECIPE FOR ENTRY OF JUDGMENT PURSUANT TO RULES & REGULATIONS  
OF THE ALLEGHENY COUNTY HEALTH DEPARTMENT**

To the Department of Court Records:

Pursuant to 16 P.S. 12010 of the "Local Health Administrative Law," 1951, Aug. 24, P.L. 1304, Section 10 and Article VI, Section 664 of the Rules and Regulations of the Allegheny County Health Department, please enter Judgment in favor of the Plaintiff and against the Defendant in the amount of FIVE THOUSAND SIX HUNDRED SEVENTY DOLLARS (\$5670.00), plus costs.

Dated: 2-18-25



Elizabeth Rubenstein  
Attorney for the Plaintiff  
Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA**

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-25-

**CERTIFICATION OF RECORD**

I, Tim Murphy, Housing and Community Environment Program Manager for the Allegheny County Health Department, hereby state that the attached Penalty Assessment Warning marked as Exhibit "A" was transmitted to Defendant on December 7, 2023, and the attached January 26, 2024 Enforcement Order marked as Exhibit "B" was transmitted to Defendant on the aforementioned date. The Department transmitted its Notice of Intent to file this Praecipe of Default Judgment via Certified Mail, which was received on June 3, 2024. The Return Receipt is attached hereto as Exhibit "C."

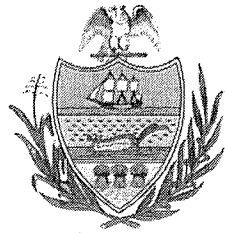
Further, Defendant has not filed an Administrative Appeal within the time specified by Article XI of the Allegheny County Rules and Regulations.

I verify that the statements made in this Certification of Record are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.

Date: 2/14/25

  
\_\_\_\_\_  
Tim Murphy  
Program Manager  
Housing and Community Environment

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey NY 10952

December 7, 2023

RE: SR# HCE-20230831-4482

Property 930 N MURLAND STREET  
Address : Pittsburgh, PA 15208  
Census Tract: 31207

Dear Sir/Madam:

Re: Violation of Section(s) 622 , 623 , 632 A, 624 , 631 of Article VI Allegheny County Health Department Rules and Regulations entitled Houses and Community Environment at the above mentioned property.

You are hereby notified that you are in violation of Section(s) 622 , 623 , 632 A, 624 , 631 of Article VI of the Allegheny County Health Department Rules and Regulations. Said violations, see inspection report dated 12/01/2023 occurred on or about 10/16/2023 and continue to the present time.

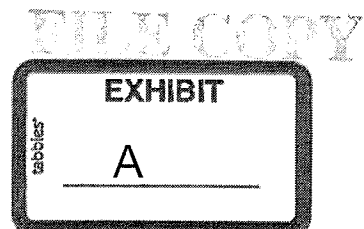
On behalf of the Director of the Allegheny County Health Department, we are hereby requesting that the above issues are corrected by 01/11/2024. In the event that the condition is not abated by 01/11/2024, you are hereby notified that the Department is authorized to levy a civil penalty of up to \$10,000.00 for the violation of the within sections. In the event that violations are not corrected by the next compliance date, an additional civil penalty of up to \$2,500 per day may be levied.

Please note that penalties are assessed based on the severity of the violation. Please refer to the attached inspection report. Class 3 violations constitute hazards to health, Class 2 violations constitute major health hazards, and Class 1 violations constitute an emergency condition. Our enforcement process will continue for any Class 1, 2, or 3 violation present on the next inspection.

If you have any questions regarding this matter, or feel that any of the attached violations were cited in error, you may feel free to contact the undersigned at 412-350-4046.

Sincerely,

Jeff O'Brien  
Environmental Health Supervisor  
JOB:Kd  
Attachment  
cc: Occupant  
Lakeside Management



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



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re: 930 N Murtland Street  
Pittsburgh, PA 15208  
SR# HCE-20230831-4482

IMPORTANT NOTICE

URGENT

IMPORTANT NOTICE

URGENT

IMPORTANT

A letter dated 12/07/2023 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa. 15201

Phone: (412) 350-4046

# Allegheny County Health Department

## Inspection Report - Complaint Housing

SR#: HCE-20230831-4482

Owner Violations

Property Address : **930 N Murtland Street , Pittsburgh 15208**

Inspection # 2

Census Tract : 31207

Property Type : (Multi-Family 0 Units)

Inspector : Mariah Nablo

Inspection Date : December 1, 2023

Time : 15:30

### Contacts:

KELLY HAMILTON APTS LLC      Owner  
46 Main Street Ste 339  
Monsey , NY 10952

LAKESIDE MANAGEMENT      Prop. Manager  
7643 Frankstown Avenue  
Pittsburgh , PA 15208

(412) 441-6100

(412) 441-6100

Ms KELLEY JOHNSON      Tenant  
930 N Murtland Street  
Pittsburgh , PA 15208

(412) 609-1674

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

### Below Ground Level

### Basement

Section 622    055 (O)(S)

Class 3

Location :    None

Violation Status : **Remains**

Violation :    Foundation not watertight.

Remedy :      Make watertight.

Comments : Holes in foundation, permitting water to drain into basement

### Below Ground Level

### Basement

Section 623    007 (O)(D)

Class 3

Location :    None

Violation Status : **Remains**

Violation :    Unevenly spaced stair tread(s).

Remedy :      Repair.

Property Address : **930 N Murtland Street , Pittsburgh 15208**

Inspection # 2      Census Tract : 31207      Property Type : (Multi-Family 0 Units )

Inspector : Mariah Nablo      Inspection Date : December 1, 2023      Time : 15:30

---

**Below Ground Level**

**Basement**

Section 631    030 (O)(D)

Class 4

Location :    None

Violation Status : **Remains**

Violation :    Water heater drip tube too short.

Remedy :      Extend drip tube to end no higher than 6 inches above the floor.

---

**Below Ground Level**

**Basement**

Section 632 A 059 (O)(D)

Class 4

Location :    None

Violation Status : **First**

Violation :    Washing machine(s) not properly drained.

Remedy :      Provide proper drainage or discontinue use of appliance(s).

Comments : Tenant mentioned that it is not her waashing machine and belongs to the apartment upstairs. However, it looks like the water is leaking from the machine which is causing the basement to flood.

---

**1st Floor**

**Apartment**

Section 624    027 (O)(D)

Class 4

Location :    None

Violation Status : **Remains**

Violation :    Exterior door(s) not weathertight.

Remedy :      Repair, seal gaps.

Comments : Front and rear doors not weathertight

---

**1st Floor**

**Apartment**

Section 622    008 (O)(D)

Class 4

Location :    None

Violation Status : **Remains**

Violation :    Gap(s) in floor-wall junction.

Remedy :      Eliminate gap(s).

Comments : Gaps in baseboards throughout the whole apartment, seen in: hallway, bathroom, living room

---

Property Address : **930 N Murtland Street , Pittsburgh 15208**

Inspection # 2      Census Tract : 31207      Property Type : (Multi-Family   0 Units )

Inspector : Mariah Nablo      Inspection Date : December 1, 2023      Time : 15:30

**1st Floor**

**Bathroom**

Section 622   002 (O)(D)

Class 4

Location : None

Violation Status : **Remains**

Violation : Loose or weak flooring.

Remedy : Repair.

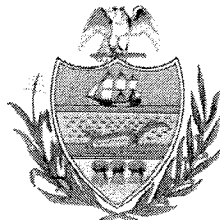
Comments : Floor is sagging in front of sink

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

All Violations Verified by the Inspector :

MN by gdm

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts LLC  
46 Main Street  
Monsey NY 10952

January 26, 2024

RE : SR# HCE-20230831-4482

Property 930 N MURLAND STREET  
Address : Pittsburgh, PA 15208

07 Dear Sir/Madam: Census Tract: 31207 Census Tract: 31207 Census Tract: 31207

Pursuant to our letter dated 12/07/2023 this shall serve as notice that a civil penalty in the amount of \$5670.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 12/07/2023.

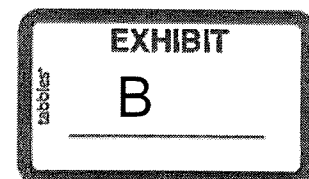
Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 12/07/2023 is not abated within 35 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

<https://www.alleghenycounty.us/Health-Department/Resources/Legal/Legal.aspx>

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.

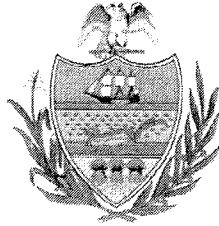


ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792  
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT





COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

Attachment

cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20230831-4482

IMPORTANT NOTICE

IMPORTANT NOTICE

IMPORTANT NOTICE

10

A letter dated 01/26/2024 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792

**Allegheny County Health Department**  
**INSPECTION REPORT**  
Complaint Housing

SR#: HCE-20230831-4482

Owner Violations

Property Address : **930 N Murtland Street , Pittsburgh 15208**

Inspection # 3      Census Tract : 31207      Property Type : (Multi-Family   0 Units )

Inspector : Mariah Nablo      Inspection Date : January 17, 2024      Time : 10:00

**Contacts:**

KELLY HAMILTON APTS LLC 46 Main Street Ste 339 Monsey , NY 10952  (412) 441-6100	Owner	LAKESIDE MANAGEMENT C/O Kelly Homes 7021 Kelly Street Pittsburgh , PA 15208  (412) 441-6100	Prop. Manager
--	-------	--	---------------

Ms KELLEY JOHNSON      Tenant  
930 N Murtland Street  
Pittsburgh , PA 15208  
  
(412) 609-1674

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

**Below Ground Level      Basement**

Section 622 (055 O S)      Class 3

Location : None      Violation Status : **Remains**

Violation : Foundation not watertight.

Remedy : Make watertight.

Comments : Holes in foundation, permitting water to drain into basement

**Below Ground Level      Basement**

Section 623 (007 O D)      Class 3

Location : None      Violation Status : **Remains**

Violation : Unevenly spaced stair tread(s).

Remedy : Repair.

**Below Ground Level      Basement**

Section 631 (030 O D)      Class 4

Location : None      Violation Status : **Remains**

Violation : Water heater drip tube too short.

Remedy : Extend drip tube to end no higher than 6 inches above the floor.

Property Address : **930 N Murtland Street , Pittsburgh 15208**

Inspection # 3

Census Tract : 31207

Property Type : (Multi-Family 0 Units )

Inspector : Mariah Nablo

Inspection Date : January 17, 2024

Time : 10:00

**Below Ground Level****Basement**

Section 632 A (059 O D)

Class 4

Location : None

Violation Status : **Remains**

Violation : Washing machine(s) not properly drained.

Remedy : Provide proper drainage or discontinue use of appliance(s).

Comments : Tenant mentioned that it is not her waashing machine and belongs to the apartment upstairs. However, it looks like the water is leaking from the machine which is causing the basement to flood.

**1st Floor****Apartment**

Section 624 (027 O D)

Class 4

Location : None

Violation Status : **Remains**

Violation : Exterior door(s) not weathertight.

Remedy : Repair, seal gaps.

Comments : Front and rear doors not weathertight

**1st Floor****Apartment**

Section 622 (008 O D)

Class 4

Location : None

Violation Status : **Remains**

Violation : Gap(s) in floor-wall junction.

Remedy : Eliminate gap(s).

Comments : Gaps in baseboards throughout the whole apartment, seen in: hallway, bathroom, living room

**1st Floor****Bathroom**

Section 622 (002 O D)

Class 4

Location : None

Violation Status : **Remains**

Violation : Loose or weak flooring.

Remedy : Repair.

Comments : Floor is sagging in front of sink

SR#: HCE-20230831-4482

Owner Violations

Property Address : 930 N Murtland Street , Pittsburgh 15208

Inspection # 3

Census Tract : 31207

Property Type : (Multi-Family 0 Units)

Inspector : Mariah Nablo

Inspection Date : January 17, 2024

Time : 10:00

---

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

All Violations Verified by the Inspector :

MN by dml



June 25, 2024

Dear Kathy Shine:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6068 5292 20.**


#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	June 3, 2024, 11:21 am
<b>Location:</b>	MONSEY, NY 10952
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

**Weight:** 3lb, 16.0oz

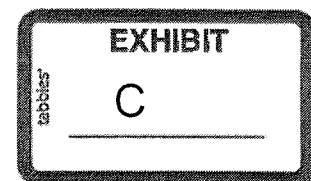
#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	PO 46 Main St

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



## Judgment 4

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,  
Plaintiff,

v.

KELLY HAMILTON APTS LLC,  
Defendant.

CIVIL DIVISION

No.: GD-24-

**PRAECIPE FOR ENTRY OF  
JUDGMENT PURSUANT TO RULES &  
REGULATIONS OF THE  
ALLEGHENY COUNTY HEALTH  
DEPARTMENT**

Code: 130

Filed on behalf of Plaintiff  
County of Allegheny

Counsel of Record for Plaintiff:

Jason K. Willis, Esq.  
Pa. Id. No.: 86752  
Solicitor

Elizabeth Rubenstein, Esq.  
Pa. Id No.: 323254  
Assistant Solicitor

Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201  
Tel.: 412-578-8361



IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NOTICE OF ORDER, DECREE OR JUDGMENT

Rule236

Plaintiff(s)

Allegheny County Health  
Department

Case Number

GD	24	
----	----	--

Ex : AR-02-000123  
(Type-Year-Number)

Vs

Defendant(s)

KELLY HAMILTON APTS LLC

To : Plaintiff ☒ Defendant ☐ Garnishee ☐ Additional Defendant ☐

You are hereby notified that the following Order, Decree or Judgment has been entered against you  
on \_\_\_\_\_, (MON-DD-YYY)

Decree Nisi in Equity.

Final Decree in Equity.

☒ Judgment of ☐ Confession ☐ Verdict ☐ Court Order ☒ Default ☐ Non-Suit  
☐ Non-Pros ☐ Arbitration Award

Judgment in the amount of \$ 7545, plus costs.

District Justice Transcript of Judgment in the amount of \$ \_\_\_\_\_, plus costs.

If not satisfied with sixty (60) days, your motor vehicle operator's license will be suspended by the  
Pennsylvania Department of Transportation.

Director, Department of Court Records, Civil/Family Division

By \_\_\_\_\_  
Clerk

If you have any questions concerning the above, please contact :  
Name/Address/Telephone Number of (Attorney/FilingParty )

Elizabeth Rubenstein  
301 39th Street PGH PA 15201  
412-578-8361

Save Form

Print Form

Clear Entire Form

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,  
Defendant.

CIVIL DIVISION

No.: GD-24-

**PRAECIPE FOR ENTRY OF JUDGMENT PURSUANT TO RULES & REGULATIONS  
OF THE ALLEGHENY COUNTY HEALTH DEPARTMENT**

To the Department of Court Records:

Pursuant to 16 P.S. 12010 of the "Local Health Administrative Law," 1951, Aug. 24, P.L. 1304, Section 10 and Article VI, Section 664 of the Rules and Regulations of the Allegheny County Health Department, please enter Judgment in favor of the Plaintiff and against the Defendant in the amount of SEVEN THOUSAND FIVE HUNDRED AND FORTY-FIVE DOLLARS (\$7,545.00) plus costs.

Dated: 10-16-24



Elizabeth Rubenstein  
Attorney for the Plaintiff  
Allegheny County Health Department  
301 39<sup>th</sup> Street, Bldg. #7  
Pittsburgh, PA 15201

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY HEALTH  
DEPARTMENT,

Plaintiff,

v.

KELLY HAMILTON APTS LLC,

Defendant.

CIVIL DIVISION

No.: GD-24-

**CERTIFICATION OF RECORD**

I, Tim Murphy, Housing and Community Environment Program Manager for the Allegheny County Health Department, hereby state that the attached Penalty Assessment Warning marked as Exhibit "A" was transmitted to Defendant on January 9, 2024, and the attached January 29, 2024 Enforcement Order marked as Exhibit "B" was transmitted to Defendant on the aforementioned date. The Department transmitted its Notice of Intent to file this Praecipe of Default Judgment via Certified Mail on May 31, 2024, which is marked as Exhibit "C".

Further, Defendant has not filed an Administrative Appeal within the time specified by Article XI of the Allegheny County Rules and Regulations.

I verify that the statements made in this Certification of Record are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.

Date: 10/11/24

  
\_\_\_\_\_  
Tim Murphy  
Program Manager  
Housing and Community Environment

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey NY 10952

January 9, 2024

RE: SR# HCE-20240102-1013

Property 7374 HAMILTON AVENUE  
Address : Pittsburgh, PA 15208

Census Tract: 31303

Census Tract: 31303

Dear Sir/Madam:

Re: Violation of Section(s) EMERGENCY 662 of Article VI Allegheny County Health Department Rules and Regulations entitled Houses and Community Environment at the above mentioned property.

You are hereby notified that you are in violation of Section(s) EMERGENCY 662 of Article VI of the Allegheny County Health Department Rules and Regulations. Said violations, see inspection report dated 01/09/2024 occurred on or about 01/09/2024 and continue to the present time.

On behalf of the Director of the Allegheny County Health Department, we are hereby requesting that the above issues are corrected by 01/16/2024. In the event that the condition is not abated by 01/16/2024, you are hereby notified that the Department is authorized to levy a civil penalty of up to \$10,000.00 for the violation of the within sections. In the event that violations are not corrected by the next compliance date, an additional civil penalty of up to \$2,500 per day may be levied.

Please note that penalties are assessed based on the severity of the violation. Please refer to the attached inspection report. Class 3 violations constitute hazards to health, Class 2 violations constitute major health hazards, and Class 1 violations constitute an emergency condition. Our enforcement process will continue for any Class 1, 2, or 3 violation present on the next inspection.

If you have any questions regarding this matter, or feel that any of the attached violations were cited in error, you may feel free to contact the undersigned at 412-350-4046.

Sincerely,

Jeff O'Brien  
Environmental Health Supervisor  
JOB:Kd  
Attachment  
cc: Occupant  
Property Manager

EXHIBIT

A



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



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re: 7374 Hamilton Avenue  
Pittsburgh, PA 15208  
SR# HCE-20240102-1013

IMPORTANT NOTICE

IMPORTANT NOTICE

A letter dated 01/09/2024 has been mailed to you by the Allegheny County Health Department notifying you of the possibility that a Civil Penalty will be levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said letter, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201  
  
Phone:(412)350-4046

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

January 29, 2024

Kelly Hamilton Apts Llc  
46 Main Street  
Monsey, NY 10952

RE : Service Request # **HCE-20240102-1013**

Property Address : 7374 HAMILTON AVENUE

Pittsburgh, PA 15208

Pittsburgh, PA 15203

Pittsburgh PA 15207

Census Tract : 31303

Dear Sir/Madam:

Pursuant to our letter dated 01/09/2024 this shall serve as notice that a civil penalty in the amount of \$7545.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department  
c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 01/09/2024.

Furthermore, it is hereby ordered that you shall abate the above-referenced condition(s) within 15 days from the date of this order. In the event that the condition(s) cited in the letter dated 01/09/2024 is not abated within 15 days from the date of this order, a civil penalty in the amount of \$2500.00 may be levied for each day of continued violation, in addition to any further enforcement action the Department may deem necessary to ensure compliance with its regulations.

Pursuant to Article XI of the Allegheny County Health Department Rules and Regulations, "Hearings and Appeals," you have thirty (30) days after issuance of this written notice to file an appeal. If you choose to do so, you are encouraged to use the appeal form found online at:

<https://www.alleghenycounty.us/Health-Department/Resources/Legal/Legal.aspx>

Please include a copy of this letter along with your 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:

Allegheny County Health Department  
Office of the Director,  
542 4th Ave,  
Pittsburgh, Pennsylvania 15219.

EXHIBIT

B



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



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

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 and a judgment will be entered against you with the Allegheny County Court of Common Pleas. YOUR RIGHT TO A HEARING ON THIS MATTER INCLUDES A RIGHT TO LEGAL REPRESENTATION. If you cannot afford to hire a lawyer, the Allegheny County Bar Association Lawyer Referral Service may be able to provide you with information about agencies that offer legal services to eligible persons at a reduced fee or no fee:

Lawyer Referral Service  
Allegheny County Bar Association  
3rd Floor Koppers Building  
436 Seventh Avenue Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
[www.acbalrs.org](http://www.acbalrs.org)

If you have any questions regarding this matter, you may feel free to contact the undersigned.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

Attachment

cc: Jason Willis, Esquire, ACHD Solicitor  
Olis Pitts, Deputy Director, Food Safety, Housing and Policy Bureau  
Kim Joyce, Deputy Director, Administration



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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



TO: Kelly Hamilton Apts Llc  
46 Main Street  
MONSEY, NY 10952

Re:

SR# HCE-20240102-1013

\*\*\* IMPORTANT NOTICE \*\*\*

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A letter dated 01/29/2024 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa.15201

Phone:(412)350-4046  
Fax:(412)350-2792





October 10, 2024

Dear L Rubenstein:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6068 5293 98.**


#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	May 31, 2024, 10:39 am
<b>Location:</b>	MONSEY, NY 10952
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™
	Return Receipt Electronic

#### Shipment Details

**Weight:** 4lb, 5.0oz

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	46 Main St

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

