



Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied.

SUBMITTED TO AGENCY NAME: Code, Permit & Finance (Attn: AORO)

Date of Request: 1/22/2024 Submitted via: [X] Email [] U.S. Mail [] Fax [] In Person

PERSON MAKING REQUEST:

Name: John Falls Company (if applicable): Stellar Innovations

Mailing Address: 2605 Maitland Center Parkway, Suite C

City: Maitland State: FL Zip: 32751 Email: MLS@stellaripl.com

Telephone: 302-261-9069 Fax: 407-210-3113

How do you prefer to be contacted if the agency has questions? [] Telephone [X] Email [] U.S. Mail

RECORDS REQUESTED: Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law. Use additional pages if necessary.

Address: 8 N Clinton St, York, PA 17404 Parcel: 88-000-15-0079.00-00000 Owner: ROBERT LITTLE JR

- 1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

DO YOU WANT COPIES? [] Yes, printed copies (default if none are checked) [X] Yes, electronic copies preferred if available [] No, in-person inspection of records preferred (may request copies later)

Do you want certified copies? [] Yes (may be subject to additional costs) [X] No RTKL requests may require payment or prepayment of fees. See the Official RTKL Fee Schedule for more details. Please notify me if fees associated with this request will be more than [X] \$100 (or) [] \$

ITEMS BELOW THIS LINE FOR AGENCY USE ONLY

Tracking: Date Received: Response Due (5 bus. days): 30-Day Ext.? [] Yes [] No (If Yes, Final Due Date:) Actual Response Date: Request was: [] Granted [] Partially Granted & Denied [] Denied Cost to Requester: \$ Appropriate third parties notified and given an opportunity to object to the release of requested records.

OFFICE OF PROTHONOTARY

2020 JAN -9 PM 2: 16

JUDICIAL CENTER
YORK, PA

**BOROUGH OF WEST YORK
1381 West Poplar Street
York, PA 17404**

Plaintiff

v.

**ROBERT D. LITTLE, JR.
Owner, or reputed owner, of
8 North Clinton Street
York, PA 17404**

Defendant

**: IN THE COURT OF COMMON PLEAS
: OF YORK COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW**

:

:

:

:

:

:

:

:

Thu, Jan 9, 2020 2:21 PM

2020-MT-000033

MUNICIPAL CLAIM

The Borough of West York hereby files this claim for municipal assessments against the real estate as hereinafter described in accordance with the General Municipal Law, as follows:

1. The name of the political subdivision is the Borough of West York, a borough duly organized and existing under the laws of the Commonwealth of Pennsylvania with offices at 1381 West Poplar Street, York, Pennsylvania 17404.

2. The name of the owner, or reputed owner, of the property against which this claim is filed is Robert D. Little, Jr., who has a last known mailing address of 8 North Clinton Street, York, Pennsylvania 17404.

3. The address of the real estate against which this claim is filed is 8 North Clinton Street, York, Pennsylvania 17404, Uniform Parcel Identification Number 88-000-15-0079.00-00000, as conveyed in York County Record Book 2065, Page 8810.

4. This claim is filed under and by virtue of Municipal Lien Law and all other Acts of Assembly relating to the imposition and collection of municipal claims and liens.

5. This claim is filed for refuse services provided by the Borough of West York and for which payment is past due from July 2016 through December 2019.

6. The aggregate amount of the charges for which this claim is filed is \$1,294.66, together with interest at the rate of six (6%) percent from the date of filing, the costs of this proceeding and attorney fees.

BOROUGH OF WEST YORK
Through its Solicitor, CGA Law Firm

By:



Margaret W. Driscoll, Esquire
PA 200747
135 North George Street
York, PA 17401
Telephone: (717) 848-4900
Facsimile: (717) 843-9039
mdriscoll@cgalaw.com

Dated: January 9, 2020



Barbara J. Ross
Paralegal
bross@cgalaw.com
Ext. 131

January 10, 2020

Robert D. Little, Jr.
8 North Clinton Street
York, PA 17404

Re: **Borough of West York
v. Robert D. Little, Jr.
No. 2020-MT-000033**

Dear Mr. Little:

Enclosed is a time-stamped copy of the Municipal Claim for unpaid refuse services filed on behalf of the Borough of West York. This was recorded in the Office of the Prothonotary of York County and is a lien upon the real estate referenced therein. You should contact our client directly for a payoff amount for this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Barbara J. Ross'.

Barbara J. Ross
Paralegal

Enclosure

c Borough of West York (w/encl.)

This firm is attempting to collect a debt and any information we may obtain will be used for that purpose.



L A W F I R M

December 3, 2019

Robert D. Little, Jr.
8 North Clinton Street
York, PA 17404

Re: **8 North Clinton Street, York, PA**
UPI #88-000-15-0079.00-00000
Account #050008-0

Dear Mr. Little:

We previously forwarded a letter to you by certified mail, return receipt requested, which was returned to our office. A copy of the letter is enclosed herein. The collection letter provided you with a 30-day time period to take action before West York Borough would proceed. Since we have been unable to provide that letter to you successfully by certified mail, return receipt requested, we are sending it by regular mail. **However, you now have 10 days from the date of this letter during which you must take action before West York Borough will proceed in accordance with its October 1, 2019 letter.** Please contact this office should have any questions.

Sincerely,

Margaret W. Driscoll

MWD/br

Enclosure

c West York Borough

This firm is attempting to collect a debt and any information we may obtain will be used for that purpose.

Lawrence V. Young
Sharon E. Myers
Thomas D. O'Shea
Frank H. Countess
Jeffrey L. Rehmyer II
Craig S. Sharnetzka
Timothy J. Bupp
Brent C. Diefenderfer
Margaret W. Driscoll
Jack M. Hartman
Leanne M. Miller
Zachary E. Nahass
Devon M. Myers
Richard K. Konkel
John C. Uhler *
Hunter B. Schenck
Evan M. Gabel
Christine E. Nentwig
Rebecca M. Shanaman
Robert M. Strickler
Peter D. Solymos
Charles B. Calkins
Stephen R. McDonald
E. Haley Rohrbaugh
Renée E. Franchi
Liliana Garcia

Of Counsel:

Gary M. Gilbert
Peter R. Andrews
John D. Flinchbaugh
Rees Griffiths
John S. Kennedy *
Joseph P. Clark, II
Andrew M. Paxton
Tina H. Fox

Jon C. Countess (1964-2014)

* Retired Pennsylvania
Court of Common Pleas
Judge



L A W F I R M

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

October 1, 2019

Robert D. Little, Jr.
8 North Clinton Street
York, PA 17404

Re: **8 North Clinton Street, York, PA**
UPI #88-000-15-0079.00-00000
Account #050008-0

Dear Mr. Little:

This firm represents West York Borough. You have failed to pay sewer/refuse fees in accordance with West York Borough Ordinances and the Municipal Claims and Tax Liens Law, 53 P.S. § 7101 *et seq.*, at the above-referenced property. Your account is delinquent in the amount of \$1,190.87. This amount includes penalties as a result of your non-payment of the fees. The total due is listed on Page 2 of this letter.

This letter is an attempt to collect a debt and any information obtained will be used for that purpose. If you dispute the validity of this debt or any portion thereof, you should notify our office within 30 days. Otherwise, we will assume that the debt is valid. If you notify us that you dispute the debt, we will obtain additional verification of the debt and forward it to you.

West York Borough cannot operate if some of its users do not pay for the services received. Accordingly, this letter constitutes a final demand that you make payment in full.

If you do not make payment within 30 days from the receipt of this letter, we will be forced to take one or more of the following actions:

- Filing a municipal claim in the Office of the Prothonotary of York County, which shall constitute a lien against your property. This lien will prohibit you from selling or obtaining a mortgage on the property until the lien is paid in full.
- Effectuating a sale of your property by the Sheriff of York County to generate the money necessary to pay the lien amount.

Lawrence V. Young
Sharon E. Myers
Thomas D. O'Shea
Frank H. Countess
Jeffrey L. Rehmeier II
Craig S. Sharnetzka
Timothy J. Bupp
Brent C. Diefenderfer
Margaret W. Driscoll
Jack M. Hartman
Leanne M. Miller
Zachary E. Nahass
Devon M. Myers
Richard K. Konkel
John C. Uhler *
Hunter B. Schenck
Evan M. Gabel
Christine E. Nentwig
Rebecca M. Shanaman
Robert M. Strickler
Peter D. Solymos
Charles B. Calkins
Stephen R. McDonald
E. Haley Rohrbaugh
Renée E. Franchi
Liliana Garcia

Of Counsel:
Gary M. Gilbert
Peter R. Andrews
John D. Flinchbaugh
Rees Griffiths
John S. Kennedy *
Joseph P. Clark, II
Andrew M. Paxton
Tina H. Fox

Jon C. Countess (1964-2014)

* Retired Pennsylvania
Court of Common Pleas
Judge

October 1, 2019

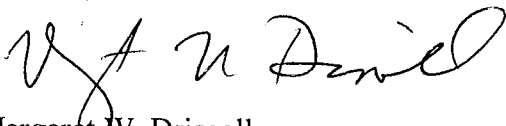
Page 2

- Notifying the holder of your mortgage, if any, with regard to the lien against your property for unpaid costs. Your mortgage document may consider such a lien to be a breach of its terms, which could result in the acceleration of your mortgage or the creation of an escrow account by your mortgage holder into which you must pay money to facilitate a payoff of the lien.
- Instituting other appropriate legal action necessary to collect the balance due.

Additionally, you will be responsible for the payment of all costs and expenses incurred by the West York Borough in collecting the arrearages from you. This includes attorney fees as set forth in the schedule adopted by West York Borough in Ordinance No. 477, 2004 on October 4, 2004. If you pay the sewer/refuse fees in accordance with this letter, the attorney fee is \$50.00.

If you wish to avoid any or all of the above actions, you must make payment in full in the amount of **\$1,240.87**. You may pay by check, money order or an official bank check to West York Borough at 1381 West Poplar Street, York, PA 17404. You may contact West York Borough or this office if you have any questions regarding this matter.

Sincerely,



Margaret W. Driscoll

MWD/br

c West York Borough



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

Notice Of Violations

8 North Clinton Street

6/29/22

339-8 A (1) Unsafe Structure

Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

339-8 A (3) Structure Unfit For Human Occupancy

Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the Building Code Official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

339-15 A Sanitation

Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which said occupant occupied or controls in a clean and sanitary condition.

339-15 D Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. "Weeds" shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided, however, this term shall not include cultivated flowers and gardens.

339-15 H Motor Vehicles

Except as provided for in other regulations, no inoperative, unlicensed, currently unregistered or uninspected motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. No off-street parking of any motor vehicle shall be allowed on an unimproved yard.

339-16 D Structural Members

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

339-16 F Exterior Walls

All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

339-16 K Stairways, Decks, Porches, and Balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

339-18 A Rubbish And Garbage

Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

339-28 A Water Systems

General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the plumbing code.

339-29 A Sanitary Drainage System

General. All plumbing fixtures shall be properly connected to a public sewer system.



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

339-34 B Service

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Every dwelling shall be served by a main service that is not less than 60 amperes, three wires.

339-34 C Electrical System Hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Building Code Official shall require the defects to be corrected to eliminate the hazard.

339-39 A Means Of Egress

General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

339-40 A Accumulations And Storage

Accumulations. Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.

**West York Borough
Account History Summary**

| 050008-0 | | Robert Little** | | 8 North Clinton Street | |
|-------------|------------------|------------------------|--|------------------------|-------------------|
| Summary | | | | | |
| Bill Number | Transaction Type | | | | Amount |
| 0 | Charge | | | | \$1,294.66 |
| | | Bill Number 0 Total: | | | \$1,294.66 |
| 10 | Charge | | | | \$75.00 |
| | | Bill Number 10 Total: | | | \$75.00 |
| 11 | Charge | | | | \$75.00 |
| | | Bill Number 11 Total: | | | \$75.00 |
| 15 | Charge | | | | \$3.00 |
| | | Bill Number 15 Total: | | | \$3.00 |
| 16 | Charge | | | | \$25.89 |
| | | Bill Number 16 Total: | | | \$25.89 |
| 24 | Charge | | | | \$75.00 |
| | | Bill Number 24 Total: | | | \$75.00 |
| 31 | Charge | | | | \$30.39 |
| | | Bill Number 31 Total: | | | \$30.39 |
| 48 | Charge | | | | \$85.00 |
| | | Bill Number 48 Total: | | | \$85.00 |
| 51 | Charge | | | | \$1.70 |
| | | Bill Number 51 Total: | | | \$1.70 |
| 55 | Charge | | | | \$85.00 |
| | | Bill Number 55 Total: | | | \$85.00 |
| 67 | Charge | | | | \$7.90 |
| | | Bill Number 67 Total: | | | \$7.90 |
| 76 | Payment | | | | (\$85.00) |
| 76 | Charge | | | | \$95.00 |
| | | Bill Number 76 Total: | | | \$10.00 |
| 82 | Charge | | | | \$3.60 |
| | | Bill Number 82 Total: | | | \$3.60 |
| 88 | Charge | | | | \$95.00 |
| | | Bill Number 88 Total: | | | \$95.00 |
| 98 | Charge | | | | \$1.90 |
| | | Bill Number 98 Total: | | | \$1.90 |
| 107 | Charge | | | | \$108.00 |
| | | Bill Number 107 Total: | | | \$108.00 |
| 121 | Charge | | | | \$38.05 |
| | | Bill Number 121 Total: | | | \$38.05 |
| 126 | Charge | | | | \$108.00 |
| | | Bill Number 126 Total: | | | \$108.00 |
| 141 | Charge | | | | \$2.16 |
| | | Bill Number 141 Total: | | | \$2.16 |
| 142 | Charge | | | | \$116.00 |
| | | Bill Number 142 Total: | | | \$116.00 |
| 153 | Charge | | | | \$116.00 |

**West York Borough
Account History Summary**

| 050008-0 | Robert Little** | 8 North Clinton Street |
|----------|-----------------|---|
| | | Bill Number 153 Total: \$116.00 |
| 156 | Charge | \$6.80 |
| | | Bill Number 156 Total: \$6.80 |
| 158 | Charge | \$116.00 |
| | | Bill Number 158 Total: \$116.00 |
| 161 | Charge | \$99.00 |
| | | Bill Number 161 Total: \$99.00 |
| 169 | Charge | \$99.00 |
| | | Bill Number 169 Total: \$99.00 |
| 176 | Charge | \$108.00 |
| | | Bill Number 176 Total: \$108.00 |
| 180 | Charge | \$29.10 |
| | | Bill Number 180 Total: \$29.10 |
| 183 | Charge | \$108.00 |
| | | Bill Number 183 Total: \$108.00 |
| 186 | Charge | \$31.26 |
| | | Bill Number 186 Total: \$31.26 |
| | | Account Number 050008-0 Balance as of 02/12/24: \$2,954.41 |



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

Notice Of Violations

8 North Clinton Street

6/29/22

339-8 A (1) Unsafe Structure

Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

339-8 A (3) Structure Unfit For Human Occupancy

Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the Building Code Official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

339-15 A Sanitation

Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which said occupant occupied or controls in a clean and sanitary condition.

339-15 D Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. "Weeds" shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided, however, this term shall not include cultivated flowers and gardens.

339-15 H Motor Vehicles

Except as provided for in other regulations, no inoperative, unlicensed, currently unregistered or uninspected motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. No off-street parking of any motor vehicle shall be allowed on an unimproved yard.

339-16 D Structural Members

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

339-16 F Exterior Walls

All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

339-16 K Stairways, Decks, Porches, and Balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

339-18 A Rubbish And Garbage

Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

339-28 A Water Systems

General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the plumbing code.

339-29 A Sanitary Drainage System

General. All plumbing fixtures shall be properly connected to a public sewer system.



Borough of West York

Administrative Offices

Borough Manager – Secretary - Treasurer - Zoning Officer –
MS4 - Police Department – Fire Department - Code Enforcement – Public
Works

339-34 B Service

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Every dwelling shall be served by a main service that is not less than 60 amperes, three wires.

339-34 C Electrical System Hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Building Code Official shall require the defects to be corrected to eliminate the hazard.

339-39 A Means Of Egress

General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

339-40 A Accumulations And Storage

Accumulations. Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.