



ALLEGHENY COUNTY  
ECONOMIC DEVELOPMENT

**ALLEGHENY COUNTY  
VACANT PROPERTY RECOVERY  
PROGRAM**

**APPLICATION**

Please submit the complete application and all required supporting documentation to the address below. Applications will not be accepted via fax or e-mail. Failure to submit all required information may result in termination of the application.

**Allegheny County Vacant Property Recovery Program - Applications  
One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219**

**SECTION 1: PROPERTY INFORMATION**

|   |  |
|---|--|
| <b>Address</b>  | 245 W. 8TH AVE. TARENTUM   |
| <b>Block and Lot # (Parcel ID)</b>                                | 1223-N-00267-0000-00   |
| <b>Condition</b>  | <input type="checkbox"/> Vacant Lot <input checked="" type="checkbox"/> Vacant Structure             |
| <b>Approximate Size (in square feet)</b>                          | LOT: 20' x 50' HOUSE: 17' x 48'  |
| <b>Assessed value</b>   | \$ 39,900  |
| <b>Has the property been tax delinquent for at least 3 years?</b> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown |
| <b>Are you related to the record owner of the property?</b>       | <input type="checkbox"/> Yes (Please Specify _____) <input checked="" type="checkbox"/> No           |

**SECTION 2: APPLICANT INFORMATION**

|  |   |
|--|---|
| <b>Legal Name of Applicant(s)</b><br>(The name of each individual or the organization applying for the property, as it should appear on all legal documents) | TERRY R COUSINS<br>DENISE R COUSINS   |
| <b>Address of Applicant</b><br>(Street Address, City, State and Zip)   | 716 WESTERN STREET, TARENTUM PA   |
| <b>Name of Contact Person</b>  | DENISE R COUSINS  |
| <b>Telephone Number of Contact Person</b>  | Home: 724-226-2967 Other: 724-882-9405  |
| <b>Email Address (optional)</b>  |   |
| <b>Do you currently own property that shares a common boundary with the subject property?</b>  | Yes: <input checked="" type="checkbox"/> Homeowner Occupant<br><input type="checkbox"/> Business<br><input type="checkbox"/> Residential Rental Property<br><input type="checkbox"/> Other (Please specify _____)<br>No: <input type="checkbox"/> |

|   |   |
|---|---|
| <p>Please identify the address and Block and Lot number of all property that you own in Allegheny County, including property owned individually, jointly, or owned by any entity (LLC, corporation, partnership, etc.) in which you have an interest.</p> | <p>716 WESTERN STREET<br/>TARENTUM, PA 15084</p> <p>Block+Lot# 1223-N-00265-0000-00</p> |
|---|---|

SECTION 3: REUSE/DEVELOPMENT PLAN

|   |   |
|---|---|
| <p>Type of Application</p>  | <p><input checked="" type="checkbox"/> Side Yard to Primary Residence<br/> <input type="checkbox"/> Demolition of Blighted Structure<br/> <input type="checkbox"/> Rehabilitation of Blighted Structure<br/> <input type="checkbox"/> Other</p> |
| <p>Please describe the current condition of the property.</p>   | <p>Property is condemned Tarentum is to tear down the house see enclosed letter.</p>  |
| <p>How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific.<sup>1</sup></p>  | <p>Side yard, we have very little yard house and garage on it. the widest part now is about 6 foot.</p>   |
| <p>If you own abutting property, how does your proposed re-use relate to that property?</p>   | <p>want to add on to my existing yard since mine is so small. Both this property and the other border our property since they are L shaped.</p>   |
| <p>Describe any changes or improvements you will make to the condition of the property. Please be specific.<sup>1</sup></p> <p><i>If the property has or will have a structure on it, you must also submit all information outlined in the attached Parcels with Existing/Future Structures Policy.</i></p> | <p>The Borough (Tarentum) has this property on the list to be torn down by them. The house on the property is condemned. I will be fencing in the yard</p>  |
| <p>What are the estimated costs of these improvements?<sup>2</sup></p>  | <p>\$</p>   |

<sup>1</sup> Applicants are responsible for ensuring that their plan adheres to all local zoning, property maintenance, and building code requirements and should contact the municipality in advance to determine the applicable requirements. Applicants may be required to provide information about these requirements as part of the application process.

<sup>2</sup> Depending upon the applicant's proposed plan, applicants may be required to submit supplemental information, such as bids or quotes, schematic plans, and information about relevant experience.

**SECTION 4: ESTIMATED PURCHASE PRICE <sup>1,2</sup>**

(The purpose of this section is to ensure that applicants fully understand the pricing structure of the Program. Amounts listed in the section will be estimates only, and will not determine the actual costs of property acquisition. Please refer to the attached "Products and Pricing Structure".)

|  |           |
|--|-----------|
| <b>Applicant's Share of Appraised Value</b> <ul style="list-style-type: none"> <li>• Side Yard Abutting Applicant's Primary Residence: 50% of appraised value</li> <li>• Demolition of Blighted Structure: 100% of appraised value</li> <li>• Rehabilitation of Blighted Structure: 100% of appraised value</li> <li>• All Other Applications: 100% of appraised value</li> </ul> Estimate the applicant's share of the appraised value based upon information such as recent comparable sales, the current assessed value of the property, etc. | \$ 5850   |
| <b>Good Faith Deposit</b><br>\$162.00 or 10 percent of the estimated appraised value of the property for properties valued over \$2,000.00   | \$ 162    |
| <b>Parcel Fee</b> <ul style="list-style-type: none"> <li>• Side Yard Abutting Applicant's Primary Residence: WAIVED</li> <li>• Demolition of Blighted Structure: WAIVED</li> <li>• Rehabilitation of Blighted Structure: \$1,400.00</li> <li>• All Other Applications: \$3,000.00</li> </ul>   | \$ 0      |
| <b>Closing Costs</b><br>Average of \$500.00  | \$ 500.00 |
| <b>Estimated Total Purchase Price</b>  | \$ 6512   |

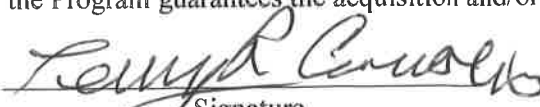

<sup>1</sup> The Pricing Structure is subject to the availability of funding.  
<sup>2</sup> Applicants may elect to purchase title insurance at an additional cost.

**SECTION 5: FINANCING**

|   |  |
|---|--|
| <b>How will you fund the purchase of the property and implementation of your reuse plan (e.g. personal funds, line of credit, etc.)?</b> Please attach documentation of sufficient funds. |  |
|---|--|

I hereby attest that the above written information is true and correct to the best of my knowledge. I have received, reviewed, and understand the Allegheny County Vacant Property Recovery Program's "Applicant Eligibility Requirements," "Property Eligibility Requirements," "Timeline for Payment and Acquisition," "Products and Pricing Structure," and "Parcels with Existing/Future Structures Policy," and agree to abide by these policies. I understand that failure to submit all required information may result in the termination of my application. I understand that the Redevelopment Authority of Allegheny County (RAAC) may share my application materials and information pertaining to my application as part of the review and approval process.

I understand that my application will be considered for participation in the Allegheny County Vacant Property Recovery Program, but there is no guarantee of acceptance into the Program. The approval of an application and the acquisition and transfer of a property is at all times at the sole discretion of RAAC and the Program. Neither RAAC nor the Program guarantees the acquisition and/or transfer of any property.

|                                    |  |   |
|------------------------------------|--|---|
| <del>7-1-19</del><br>_____<br>Date | <br>_____<br>Signature | TERRY R COUSINS<br>_____<br>Print Name  |
| 7-1-19<br>_____<br>Date            | <br>_____<br>Signature | DENISE R COUSINS<br>_____<br>Print Name |

SEPT 14<sup>th</sup>, 2020

TO Whom it may CONCERN:

We will Be using the properties as a side yard and no additional improvements will Be made.

RE: Block and Lot No. 1223-N-269 (243 W 8<sup>th</sup> Ave)  
Block and Lot No. 1223-N-267 (245 W 8<sup>th</sup> Ave)

Thank-you

Jenifer Causo  
Peng-R Courts





One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219

Administered by  
Allegheny County  
Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

August 26, 2019

Terry R Cousins and Denise R Cousins  
716 Western Street  
Tarentum, PA 15084

RE: Allegheny County Vacant Property Recovery Program Application  
Block and Lot No. 1223-N-267 (245 W 8th Ave)

Dear Terry R Cousins and Denise R Cousins:

This letter is in response to your application to acquire the above referenced property through the Allegheny County Vacant Property Recovery Program. Thank you for your interest in our Program.

According to Tarentum Borough, the above-referenced property is to be demolished some time in the next three months. Until the property is demolished, we will place you application on hold.

Please note that there is a separate parcel identified at 1223-N-267-A. (See attached map) This is separate from what you've applied for and wouldn't be merged.

In order to further consider your application, we request that the following items be submitted or clarified **within 60 days of the date of this letter**, or your application will be closed:

- 1) Please be advised that should we proceed with your application, you would only receive a discount for one property. The following is an estimate of the approximate costs to you to acquire this property through the Program. Please note that this is an estimate and is subject to increase or decrease based upon the actual appraisal of the property.

| <b>Block and Lot No. 1223-N-267 (245 W 8TH AVE)</b> |                  |
|---|------------------|
| Estimated Appraised Value*                          | \$ 225.00        |
| Parcel Fee  | \$ 0.00          |
| Good Faith Deposit**                                | \$ 166.75        |
| Estimated Closing Costs                             | \$500.00         |
| <b>Total</b>  | <b>\$ 891.75</b> |

\*Please note that this is an approximate value range and could increase or decrease pending the actual appraisal of this parcel.

\*\*The Good Faith Deposit is \$166.75 or 10% of the appraised value for properties valued over \$2,000.

If you still wish to acquire this property, please indicate your willingness to pay the estimated price outlined above by signing the statement included at the bottom of this letter. No payments are due at this time. **Please do not submit the Good Faith Deposit or any other payment at this time.**

- 2) Please refer to the enclosed Parcels with Existing Structures Policy and submit all required information. This includes a full rehabilitation plan for the work necessary to bring the property up to code and obtain an occupancy permit. Please be sure to include all anticipated interior and exterior improvements. The plan must detail the specific work that will be completed, who will be completing it (yourself or a contractor), and the estimated cost. Information about your experience completing similar projects is also required.
- 3) Please submit proof of financing sufficient to cover the costs to acquire the property and implement your re-use plan. Acceptable proof of financing includes an account statement, letter from the bank, letter of credit/line of credit, etc.

Please return all requested materials to my attention at the following address:

Louis Weyand  
Allegheny County Economic Development  
One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219

Should you have any questions or if you are no longer interested in acquiring the property, please contact me at 412-350-3723 or by email ([louis.weyand@alleghenycounty.us](mailto:louis.weyand@alleghenycounty.us)).

Sincerely,

Louis Weyand, Program Coordinator  
Housing Division

Enc.: Parcels with Existing/Future Structures Policy

---

Please Complete and Return the Following:

I/We, Terry R Cousins and Denise R Cousins, have read the items above and understand and agree to the pricing structure of the Program.

  
Signature

  
Signature

8-30-19  
Date





One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219

Administered by  
Allegheny County  
Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

August 24, 2020

Terry R Cousins and Denise R Cousins  
716 Western Street  
Tarentum, PA 15084

RE: Allegheny County Vacant Property Recovery Program Application  
Block and Lot No. 1223-N-269 (243 W 8th Ave)  
Block and Lot No. 1223-N-267 (245 W 8th Ave)

Dear Terry R Cousins and Denise R Cousins:

This letter is in response to your application to acquire the above referenced property through the Allegheny County Vacant Property Recovery Program. Thank you for your interest in our Program.

Please note that there is a separate parcel identified at 1223-N-267-A. (See attached map) This is separate from what you've applied for and wouldn't be merged.

In order to further consider your application, we request that the following items be submitted or clarified **within 60 days of the date of this letter**, or your application will be closed:

- 1) Please provide two color photos of each of the above-referenced properties displaying the condition following demolition.
- 2) Please submit updated proof of financing sufficient to cover the costs to acquire the property and implement your re-use plan. Acceptable proof of financing includes an account statement, letter from the bank, letter of credit/line of credit, etc.
- 3) If you intend to install fencing, please provide cost estimates or quotes (if applicable).

Please return all requested materials to my attention at the following address:

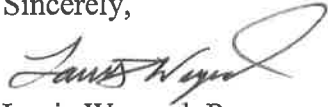
Louis Weyand  
Allegheny County Economic Development  
One Chatham Center, Suite 900  
112 Washington Place

Terry R Cousins and Denise R Cousins  
Block/Lot 1223-N-269  
Page 2

Pittsburgh, PA 15219

Should you have any questions or if you are no longer interested in acquiring the property, please contact me at 412-350-3723 or by email ([louis.weyand@alleghenycounty.us](mailto:louis.weyand@alleghenycounty.us)).

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis Weyand".

Louis Weyand, Program Coordinator  
Housing Division



ALLEGHENY COUNTY  
ECONOMIC DEVELOPMENT

## ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

**ASSESSMENT OF PROPERTY BY MUNICIPAL CODE OFFICIAL**

**Block and Lot No.:** 1223-N-267

**Mailing Address:** 245 W 8TH AVE

**Date of Inspection:**

**Municipality:** Tarentum

**Property Status as of Date of Inspection:**

Structure exists on property  
 Structure has been demolished  
 Property is a vacant lot

**Occupancy Status as of Date of Inspection:** (If structure exists.)

Structure is vacant  
 Structure is occupied

**Do any of the following conditions exist on the property as of the date of inspection? Please check all that apply.**

|   | Property contains a structure<br>(Check all that apply) | Property does NOT contain a structure<br>(Check all that apply) |
|---|---|---|
| Because of its physical condition or use it is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.   |   |   |
| Because of its physical condition, use or occupancy it is considered an attractive nuisance to children including but not limited to abandoned wells, shafts, basements, excavations and unsafe fences or structures.   |   |   |
| Dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. <i>(Please attach a copy of the notice provided by the municipality to the record owner.)</i> |   | Not applicable  |
| It is a fire hazard, or is otherwise dangerous to the safety of persons or property.  |   | Not applicable  |
| The utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that it is unfit for its intended use.  |   | Not applicable  |

|   |                |   |
|---|----------------|---|
| It is a vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin. | Not applicable |   |
| It is vacant and has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. <i>(Please attach a copy of the notice sent by the municipality to the record owner.)</i>      |                |   |
| None of the above conditions apply.   |                | ✓ |

Anthony D. Bruni, BCO  
Signature of Director of Code Enforcement

ANTHONY D. BRUNI  
Printed Name

2 OCT 2020  
Date



ALLEGHENY COUNTY  
ECONOMIC DEVELOPMENT

**ALLEGHENY COUNTY  
VACANT PROPERTY RECOVERY PROGRAM**

**CODE VIOLATION REVIEW**

The following Applicant has applied to the Allegheny County Vacant Property Recovery Program for a property located in Tarentum. To be eligible for the Program, an Applicant cannot have outstanding code violations on any property in which the Applicant has an ownership interest. We request your assistance in verifying this.

**Applicant:** Terry R Cousins and Denise R Cousins

**Properties Owned by Applicant:** Based upon information provided by the Applicant in Section 2 of the application and a search of Allegheny County Department of Real Estate Records, properties in which the Applicant has an ownership interest located in Tarentum include, but may not be limited to, those listed below. Please add additional properties to the list as necessary.

| Parcel ID  | Owner Name                        | Address           | Municipality |
|------------|-----------------------------------|-------------------|--------------|
| 1223-N-265 | COUSINS TERRY R &<br>DENISE R (W) | 716 WESTERN<br>ST | TARENTUM     |

Does the Applicant have any outstanding code violations on any property in which the Applicant has an ownership interest in the Borough of Tarentum?

Yes (Please provide documentation.)

No

ANTHONY D. BRUNI, BCO  
Name and Title

2 OCT 2020  
Date of Review

Anthony D. Bruni, BCO  
Signature



## CONFLICT OF INTEREST FORM

All applicants requesting participation in an Allegheny County Economic Development (ACED) or Redevelopment Authority of Allegheny County (RAAC) program are requested to disclose whether they or any of their relatives are one or more of the following:

1. An employee of Allegheny County;
2. An elected or appointed official at the local, county, state or federal level; and/or
3. A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

If one or all of these categories applies, a formal Conflict of Interest waiver must be obtained from the appropriate party. If the source of funding for your participation in an ACED/RAAC program is the U. S. Department of Housing and Urban Development (HUD), then a formal Conflict of Interest waiver must be submitted to HUD for approval.

**APPLICANT INSTRUCTIONS:** Please read all of the sections below and complete all sections as applicable to each applicant. More than one section may apply. Please sign the bottom of the form.

| <i>Check the appropriate box for each category</i> |                  |                              | Category  |
|--|------------------|------------------------------|---|
| I am*  | I am related to* | I am not nor am I related to |   |
|  |                  | ✓                            | An Allegheny County Employee  |
|  |                  | ✓                            | An Elected or Appointed Official  |
|  |                  | ✓                            | A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application. |

\* If you checked anything in the "I am" and/or the "I am related to" Category above, please provide the following information regarding this relation (attach additional pages as necessary):

| Name | Title | Organization/Department | Relationship to Applicant |
|------|-------|-------------------------|---------------------------|
|      |       |                         |                           |

I/we acknowledge and agree that any misrepresentation contained in this Conflict of Interest Disclosure may result in the cancellation of my application for acquisition assistance or, if the misrepresentation is discovered after the acquisition assistance has been granted, I/we may be required to repay the entire amount of acquisition assistance upon demand.

|                             |                         |               |
|-----------------------------|-------------------------|---------------|
| <u>TERRY R Cousins</u>      | <u>Terry R Cousins</u>  | <u>7-1-19</u> |
| Applicant Name (Printed)    | Applicant Signature     | Date          |
| <u>DEVISE R Cousins</u>     | <u>Devise R Cousins</u> | <u>7-1-19</u> |
| Co-Applicant Name (Printed) | Co-Applicant Signature  | Date          |

|                                |           |              |
|--------------------------------|-----------|--------------|
|                                |           |              |
| Address (Property applied for) | Block/Lot | Municipality |

In addition, the applicant(s) have completed all required Municipal Conflict of Interest processes and it has been determined that no Conflict of Interest exists. Copies of such documentation will be made available to ACED/RAAC upon request.

|                                   |                              |                |
|-----------------------------------|------------------------------|----------------|
| <u>MICHAEL L. NESTICO</u>         | <u>[Signature]</u>           | <u>10/2/20</u> |
| Municipal Official Name (Printed) | Municipal Official Signature | Date           |