



## CENTRE REGION CODE ADMINISTRATION

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

February 5, 2013

Mark Maloney  
Halfmoon Land Company, LLC  
1210 N. Atherton Street  
State College, PA 16803

RE: The Kitchen at Greenmoore  
Eaglefield Road, Patton Township

Mark,

Thank you for making yourself available yesterday to permit the preliminary inspection of the Kitchen at Greenmoore structure. There were a number of hazards that Inspector Metzgar and I observed and discussed with you at the site, and more that we did not have time to discuss item by item. After our visit Inspector Metzgar and I met with Director Schneider to discuss allowing the continued occupancy and use of this property until these hazards are eliminated. It was decided that there were too many concerns dealing with structural loading, electrical wiring, means of egress and fire protection to allow this building to be occupied. Additionally, there are no records of a building permit being issued at this property for any work.

The building has been posted as an unsafe structure and may only be occupied for the purpose of making repairs to the structure once a building permit is issued. Prior to beginning any work to address these hazards, a complete set of building plans must be prepared by a PA licensed architect or licensed professional engineer in accordance with the PA Uniform Construction Code. These plans must be submitted and accompanied by the appropriate zoning, water and sewer permits. Once the plans are reviewed and approved and the appropriate fees are paid a building permit will be issued.

Additionally, the use of the two-story corn crib adjacent to the kitchen is not permitted to be occupied for any purpose other than agriculture use. This structure was not posted as unsafe, as its agricultural use is fine. If this will be utilized to show movies or host other activities in the future a similar building permit process is needed before this use can occur.

You do have the right to appeal this decision to the Agency Director, by submitting a written request by mail, or email – [appeals@centreregioncode.org](mailto:appeals@centreregioncode.org) within 10 business days.

Please contact me if you have any questions.

Sincerely,

Tim E. Knisely  
Senior Fire Inspector

c: Property file  
Ken Soder, Patton Township Zoning Office  
Kevin Kassab, State College Department of Ordinance Enforcement and Public Health

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