



✕ Violation Notice and Order to Correct

L&I File Number: CF-2022-002397



DISTRICT OFFICE

Property Maintenance Unit
5TH FLR
2401 Walnut St
Philadelphia, PA 19103
215-683-0575

PROPERTY IN VIOLATION

4234 GERMANTOWN AVE, Philadelphia, PA 19140-1744

DATE OF NOTICE

01/13/2022

On 01/11/2022 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 02/16/2022

VIOLATIONS

PHILA. CODE § A-301.1/65	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A use registration permit is required for every new use commenced on any land or in any structure. Return the subject premise to its approved usage or secure the proper permit for its present use.		
CONDITION IN VIOLATION obtain zoning for apt on 2nd floor in rear of property or restore back to approved use of take out restaurant on 1st floor and 1 apartment on 2nd floor		
LOCATION 4234 germantown ave		



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VIOLATIONS

PHILA. CODE § A-701.1/1		FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the building, portion of the building, or premises is occupied prior to departmental approval or issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy.			
CONDITION IN VIOLATION obtain certificate of occupancy for current use			
LOCATION 4234 Germantown ave			

PHILA. CODE § FC-13-907.2		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Single station smoke alarms are required in the location(s) specified F-907.2			
CONDITION IN VIOLATION missing smoke detectors			
LOCATION 4234 Germantown (2nd floor rear apt)			

PHILA. CODE § FC-13-605.6		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Open junction boxes, open splices or exposed wiring are prohibited F-605.6			
CONDITION IN VIOLATION exposed wires			
LOCATION bathroom (at switch)			



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PHILA. CODE § FC-13-901.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or shall be removed upon obtaining the required permit from the Department of Licenses and Inspections. Periodic testing of fire protection systems shall be in accordance with Section 915. F-901.6		
CONDITION IN VIOLATION fire alarm in trouble		
LOCATION 4234 Germantown ave		

PHILA. CODE § FC-13-915.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire alarm system ? must be tested and certified, provide a copy of the current test certification (past 12 mos.) F-915.1		
CONDITION IN VIOLATION provide current fire alarm certification		
LOCATION 4234 Germantown ave		

PHILA. CODE § FC-13-505	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Premises identification required F-505		
CONDITION IN VIOLATION no address identification		
LOCATION 4234 Germantown		



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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-3003.5.3	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods: 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.		
CONDITION IN VIOLATION remove or secure propane cylinder		
LOCATION side of property (in breezeway near black refrigerator)		
PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-1008.2.5	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Exit doors must be self closing and latching to prevent smoke intrusion F-1008.2.5		
CONDITION IN VIOLATION door leading to roof not self closing or latching		
LOCATION roof inside		



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PHILA. CODE § FC-13-1003.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Means of egress doors must be readily distinguishable as exit doors F-1003.5		
CONDITION IN VIOLATION secure door leading to roof		
LOCATION 2nd floor rear unit		
PHILA. CODE § PM15-403.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every bathroom and toilet room shall be equipped with mechanical or natural ventilation. A window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.		
CONDITION IN VIOLATION repair broken ventilation fan		
LOCATION bathroom		
PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.		
CONDITION IN VIOLATION repair ceiling		
LOCATION bathroom (near exhaust fan)		



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Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 04/03/2022.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: NATASHA LEE Natasha.Lee@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso Importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION: Cet avis est important! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686