



✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-028211



DISTRICT OFFICE

PROPERTY IN VIOLATION

532 W ANNSBURY ST, Philadelphia, PA 19140-1403

DATE OF NOTICE

04/11/2023

On 04/10/2023 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 05/15/2023

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 Exterior yard currently operating as junk/salvage business with storage of salvage vehicles, auto parts, loose tires, wrecking equipment and hazardous material (liquid/flammable) storage without zoning/permits on file - Obtain zoning/permits required or discontinue activity		
LOCATION Mike's Auto 532 W Annsbury Street		



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VIOLATIONS

PHILA. CODE § A-701.1/3	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the building or a portion of the building that has changed from one Occupancy Group to another is occupied prior to the issuance of a Certificate of Occupancy.		
CONDITION IN VIOLATION Obtain Certificate of Occupancy for current use		
LOCATION Mike's Auto 532 W Annsbury Street		

PHILA. CODE § F-5003.3	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hazardous materials in any quantity shall not be released into a sewer, storm drain, ditch, drainage canal, creek, stream, river, lake or tidal waterway or on the ground, sidewalk, street, highway or into the atmosphere.		
CONDITION IN VIOLATION Clean exterior of excess fluids pooling on ground, absorb using approved method		
LOCATION 532 W Annsbury Street Exterior Yard		

PHILA. CODE § F-5003.5.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Individual containers, cartons or packages shall be conspicuously marked or labeled in an approved manner. Rooms or cabinets containing compressed gases shall be conspicuously labeled: COMPRESSED GAS.		
CONDITION IN VIOLATION Label all unidentified drums/containers within yard		
LOCATION 532 W Annsbury Street Exterior Yard		



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PHILA. CODE § F-5003.2.6.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Defective containers and tanks shall be removed from service, repaired in accordance with approved standards or disposed of in an approved manner.		
CONDITION IN VIOLATION Remove all defective/leaking containers from exterior yard		
LOCATION 532 W Annsbury Street Exterior Yard		

PHILA. CODE § F-5303.5.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity.		
CONDITION IN VIOLATION Secure or provide suitable enclosure for all unsecure cylinders within yard		
LOCATION 532 W Annsbury Street Exterior Yard		

PHILA. CODE § F-304.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. Contents of such containers shall be removed and disposed of daily.		
CONDITION IN VIOLATION Remove oil soaked rags/fabrics discarded through-out yard		
LOCATION 532 W Annsbury Street Exterior Yard		



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PHILA. CODE § F-906.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.		
CONDITION IN VIOLATION Existing portable fire extinguishers shall be mounted to brackets or housed within approved cabinets		
LOCATION 532 W Annsbury Street Exterior Yard		

PHILA. CODE § F-906.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION Service all existing portable fire extinguishers and replace outdated tags		
LOCATION 532 W Annsbury Street Exterior Yard		

PHILA. CODE § F-304.1.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the International Wildland-Urban Interface Code.		
CONDITION IN VIOLATION Cut and remove dried vegetation and high weeds growing on lot		
LOCATION 532 W Annsbury Street Exterior Yard		



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PHILA. CODE § F-304.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.		
CONDITION IN VIOLATION Remove pallets, auto parts, loose tires, salvage vehicles, hazardous material (liquid/flammable) and miscellaneous combustibles accumulating inside yard		
LOCATION 532 W Annsbury Street Exterior Yard		

PHILA. CODE § F-604.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.		
CONDITION IN VIOLATION Discontinue all improper use of extension cords within exterior yard - Terminate connections between gas powered generator (s)		
LOCATION 532 W Annsbury Street Exterior Yard (Rear Past Liquid Storage Area)		



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PHILA. CODE § F-315.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line.		
CONDITION IN VIOLATION Remove combustible material improperly stored near lot line		
LOCATION 532 W Annsbury Street Exterior Yard		

PHILA. CODE § F-503.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.		
CONDITION IN VIOLATION Remove vehicles and miscellaneous storage obstructing fire department access within exterior yard; Fire apparatus access roads shall be maintained		
LOCATION 532 W Annsbury Street Fire Department Access Road		



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).



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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 06/19/2023.

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