



# ✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-129354



DISTRICT OFFICE

**PROPERTY IN VIOLATION**

2222 W LEHIGH AVE, Philadelphia, PA 19132-3230

**DATE OF NOTICE**

12/29/2023

On 12/28/2023 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 02/01/2024

### VIOLATIONS

|                                                                                                                                                                                                                                                                        |                                |                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-301                                                                                                                                                                                                                                       | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>Vacant Property                                                                                                                                                                                                                       |                                |                                                                                                                                 |
| <b>LOCATION</b><br>2222 W Lehigh Ave                                                                                                                                                                                                                                   |                                |                                                                                                                                 |



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| PHILA. CODE §<br>PM15-302.1                                                                                                                                                 | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>All exterior property and premises must be maintained in a clean, safe and sanitary condition and free from any accumulation of rubbish or garbage. |                         |                                                                                                                        |
| CONDITION IN VIOLATION<br>Exterior front porch                                                                                                                              |                         |                                                                                                                        |
| LOCATION<br>2222 W Lehigh Ave                                                                                                                                               |                         |                                                                                                                        |

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|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>PM15-302.7                                                                                                           | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>The accessory structure(s) noted in this violation shall be maintained structurally sound and in good repair. |                         |                                                                                                                         |
| CONDITION IN VIOLATION<br>The ceiling to the exterior front porch roof is deteriorating                                               |                         |                                                                                                                         |
| LOCATION<br>2222 W Lehigh Ave                                                                                                         |                         |                                                                                                                         |

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| PHILA. CODE §<br>PM15-304.19V                                                                                                                                                                                                                                                                                                                                                                           | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>Vacant properties shall have doors, windows, and openings from the roof or other areas maintained in good repair. They shall be securely locked, fastened, or otherwise secured. Sealing with boards or masonry or other materials that are not windows with frames and glazing or entry doors shall not constitute good repair or being locked, fastened or otherwise secured. |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>1 window                                                                                                                                                                                                                                                                                                                                                                      |                         |                                                                                                                          |
| LOCATION<br>2222 W Lehigh Ave                                                                                                                                                                                                                                                                                                                                                                           |                         |                                                                                                                          |



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| PHILA. CODE §<br>PM15-304.7                                                                                                                                                                                                                                                                                                                                                                                  | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a nuisance. |                         |                                                                                                                        |
| CONDITION IN VIOLATION<br>Downspout is missing at the exterior front porch roof                                                                                                                                                                                                                                                                                                                              |                         |                                                                                                                        |
| LOCATION<br>2222 W Lehigh Ave                                                                                                                                                                                                                                                                                                                                                                                |                         |                                                                                                                        |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>PM15-304.8                                                                                                                                                                                   | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Exterior front main roof cornice has a loose piece of metal.                                                                                                                        |                         |                                                                                                                          |
| LOCATION<br>2222 W Lehigh Ave                                                                                                                                                                                 |                         |                                                                                                                          |

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| PHILA. CODE §<br>PM15-304.7                                                                                                                                                                                                                                                                                                                                                                                  | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a nuisance. |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Repair exterior front porch roof                                                                                                                                                                                                                                                                                                                                                   |                         |                                                                                                                          |
| LOCATION<br>2222 W Lehigh Ave                                                                                                                                                                                                                                                                                                                                                                                |                         |                                                                                                                          |



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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <div>PHILA. CODE §</div> <div>9-3905</div>                                                                                                                                                                                                                                                                                                                   | <div>FINE AMOUNT</div> <div>\$300.00</div> | <div>SCAN QR CODE FOR HOW TO RESOLVE</div> <div></div> |
| <div>PHILA. CODE LANGUAGE</div> <div>The owner of any structure that lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased within the past three (3) months, shall obtain a Vacant Structure License.</div> |                                            |                                                                                                                                           |
| <div>CONDITION IN VIOLATION</div> <div>Vacant Property</div>                                                                                                                                                                                                                                                                                                 |                                            |                                                                                                                                           |
| <div>LOCATION</div> <div>2222 W Lehigh Ave</div>                                                                                                                                                                                                                                                                                                             |                                            |                                                                                                                                           |



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 03/04/2024.

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](http://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>.



Department of Licenses and Inspections  
City of Philadelphia

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The Philadelphia Code may be found online for free at [www.phila.gov](http://www.phila.gov) under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: GERARDO GONZALEZ [Gerardo.Gonzalez@phila.gov](mailto:Gerardo.Gonzalez@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 فرمائیے: 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

