



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-124227



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

3234 W ALLEGHENY AVE, Philadelphia, PA 19132-1012

DATE OF NOTICE

12/04/2024

On 12/03/2024 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 01/06/2025

VIOLATIONS

PHILA. CODE § PM15-603.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.		
CONDITION IN VIOLATION CONNECT FLU PIPE PROPERLY TO WATER HEATER APPLIANCE.		
LOCATION Basement		





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VIOLATIONS

PHILA. CODE § PM15-602.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.		
CONDITION IN VIOLATION REPAIR HEATING SYSTEM TO MAINTAIN PROPER ROOM TEMPERATURE FOR WINTER SEASON.		
LOCATION THROUGHOUT THE APARTMENT		

PHILA. CODE § PM15-602.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Heat shall be supplied continuously at the temperature and in the rooms specified in Section PM-602.2 from October 1 to April 30 inclusive, and in addition thereto during the months of May or September when the outside temperature falls below 60 degrees F (15 degrees C) by every owner or operator of every two-family dwelling, multiple-family dwelling and rooming house except where there are separate heating facilities for each dwelling unit, whose facilities are under the sole control of the occupant of such dwelling unit		
CONDITION IN VIOLATION REPAIR HEATING SYSTEM TO PROVIDE HEAT THROUGHOUT THE PROPERTY FOR WINTER SEASON		
LOCATION BASEMENT		



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VIOLATIONS

PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.		
CONDITION IN VIOLATION REPAIR LEAK COMING FROM BASEMENT CEILING DRIPPING DOWN WALL BEHIND MAIN DRAIN NEAR HEATING APPLIANCES.		
LOCATION BASEMENT		

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 ALL CHIPPED WALL PAINT AND PLASTER THROUGHOUT THE WALLS IN THE BASEMENT.		
LOCATION BASEMENT STAIRWELL / BASEMENT		

PHILA. CODE § PM15-306.1(4)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Masonry subjected to deterioration, deformation, fractures in mortar joints, fissures in mortar joints, spalling, exposed reinforcement, or detached, dislodged, or failing connections.		
CONDITION IN VIOLATION REPAIR MASONRY / CEMENT AROUND THE BASEMENT EXIT DOOR WHICH EXPOSES PROPERTY TO COLD AITMR ENTERING AND RODENT ENTRY.		
LOCATION Basement EXIT DOOR		



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PHILA. CODE § F-1103.8.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Existing Group R occupancies and dwellings shall be provided with single-station smoke alarms. Where installation is required to meet the requirements of this section, the smoke alarms shall be installed in accordance with Section 907.2.10, except as permitted in this section.		
CONDITION IN VIOLATION INSTALL, MAINTAIN SMOKE / CARBON MONOXIDE DETECTORS		
LOCATION BASEMENT / LIVINGROOM		

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 ALL COMBUSTIBLE STORAGE FROM BASEMENT		
LOCATION BASEMENT		

PHILA. CODE § PM15-304.10	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.		
CONDITION IN VIOLATION REPAIR CRACKED / BROKEN CEMENT STEPS		
LOCATION FRONT STEPS		



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VIOLATIONS

PHILA. CODE § 9-3902 (1)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any one or two -family dwelling let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902		
CONDITION IN VIOLATION MUST RENEW RENTERS LICENSE		
LOCATION 3234 W ALLEGHENY AVE		



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 02/07/2025.

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>.



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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: Jamal Tucker
Jamal.Tucker@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

