



# ✕ Violation Notice and Order to Correct

**L&I File Number:** CF-2025-011243

**RESPONSIBLE PARTY**

LONGWOOD MANOR APARTMENTS  
309 YORK ROAD, SUITE 211  
JENKINTOWN, Pennsylvania 19046

V4



**DISTRICT OFFICE**

Contractual Services Unit  
4000 N American St  
Philadelphia, PA 19140  
215-685-3055

**PROPERTY IN VIOLATION**

2401 HOFFNAGLE ST, Philadelphia, PA 19152-2556

**DATE OF NOTICE**

02/22/2025

On 02/21/2025 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 all or some of these Code Violations the property is deemed:

## UNSAFE

The property will remain in this status until all the necessary 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.

The Department of Licenses and Inspections hereby certifies that the violations at this property are a condition of immediate danger or hazard to health safety and welfare which requires immediate compliance and/or are intentional.

If these violations are not corrected before 03/28/2025 the Department will act as soon as reasonably possible to vacate and/or demolish the unsafe structure.

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 03/28/2025**

**VIOLATIONS**

**PHILA. CODE §**

A-301.1/38

**FINE AMOUNT**

\$300.00

**SCAN QR CODE FOR HOW TO RESOLVE**



**PHILA. CODE LANGUAGE**

A building permit is required for the structural repair of a structure.

**CONDITION IN VIOLATION**

Make safe building permit required

**LOCATION**

Emergency: Vehicle impact to side wall



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## VIOLATIONS

PHILA. CODE §	FINE AMOUNT
PM15-108.1	\$2,000.00

SCAN QR CODE FOR HOW TO RESOLVE



### PHILA. CODE LANGUAGE

This property has been declared Unsafe by the Department of Licenses and Inspections. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible

### CONDITION IN VIOLATION

Vehicle impact to side wall of Longwood Manor.

### LOCATION

Emergency: Vehicle impact to side wall

PHILA. CODE §	FINE AMOUNT
PM15-304.1(g)	\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



### PHILA. CODE LANGUAGE

Exterior walls are not anchored to supporting and/or supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

### CONDITION IN VIOLATION

Vehicle impact to side wall, block wall was pushed in and displaced

### LOCATION

Emergency: Vehicle impact to side wall



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## VIOLATIONS

### PHILA. CODE §

A-304.1/1

### FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



### PHILA. CODE LANGUAGE

You are hereby ordered to obtain the services of a Pennsylvania Licensed Professional Engineer to serve as the design professional in responsible charge pursuant to Administrative Code Section A-304, and maintain, at a minimum, the following responsibilities:

- 1) Immediately assess the structure to determine the extent of the structural defects and submit those findings along with a timeline of corrective actions to the Department.
- 2) Design and observe the immediate installation of temporary protections of the public way and adjacent properties.
- 3) Develop a remediation plan, detailing the extent of the required removal and replacement of structural components and temporary shoring required for the remediation. The remediation plan must contain adequate construction details to confirm code compliance as well as provide the responsible contractor with necessary direction in approaching and completing the necessary repairs.
- 4) Submit such remediation plan with details to the Department along with an application for a building permit.
- 5) Provide periodic structural observations of the remediation work throughout the repair process.
- 6) Inform the Department if a condition arises which poses an immediate threat to public safety.
- 7) Upon completion of the repairs, submit a sealed statement to the Department that the structure has been made safe.
- 8) Inform the Department if oversight responsibilities are terminated by the owner.

### CONDITION IN VIOLATION

Engineer required

### LOCATION

Emergency: Vehicle impact to side wall



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:

- The removal of all occupants and demolition of your property;
- 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 02/27/2025.  
Appeal of this Notice does not extend the time for you to comply nor will it stop any action by the City of Philadelphia.

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.

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.

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](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: DAVID EISENHART by calling the district office phone number 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