



March 24, 2025

LINDY PROPERTY MANAGEMENT  
309 YORK RD STE 211  
JENKINTOWN PA 19046

Location: Sedgwick Gardens  
440 W Sedgwick ST  
Philadelphia PA 19150  
Building Number: 22292 Equipment: 1

RE: NOTICE OF VIOLATION

On 03/13/2025, Inspector Zach Ellin conducted an inspection at the above-referenced location on equipment 1 and found violations of the Pennsylvania Construction Code Act (35 P.S. §§ 7210.101-7210.1103), The Uniform Construction Code (34 Pa. Code §§ 401.1-405.42) and the standards adopted for lifting devices. These violations are noted on the reverse side or second page of this letter.

You have **30 days** to correct these violations. Upon correcting the violations you shall check the following statement box below and then email this page to [dmarchioni@pa.gov](mailto:dmarchioni@pa.gov) for a follow up inspection that confirms completion of the corrective action. All violations must be corrected prior to the issuance of a Certificate of Operation. Failure to correct these violations may result in the equipment being placed out of service and/or administrative fines under 35 P.S. § 7210.903 and 34 Pa. Code §§ 403.83-403.84.

**ELEVATOR SAFETY BOARD PROCEDURE**

ANY INDIVIDUAL AGGRIEVED BY THIS NOTICE MAY APPEAL TO THE PENNSYLVANIA ELEVATOR SAFETY BOARD. AN INDIVIDUAL MAY ALSO MAKE A REQUEST FOR AN EXTENSION TO COMPLY WITH THIS NOTICE AND/OR REQUEST A VARIANCE FROM THE APPLICABLE REGULATIONS AND TECHNICAL STANDARDS. ELEVATOR SAFETY BOARD FORMS ARE FOUND ON THE DEPARTMENT'S WEBSITE AT [www.dli.pa.gov](http://www.dli.pa.gov) (KEY WORD: ELEVATOR SAFETY BOARD FORMS). WHEN FILING AN APPEAL OR REQUEST WITH THE ELEVATOR SAFETY BOARD, REFER TO THE FILE NUMBER FOUND ABOVE AND FULLY SET FORTH THE REASON FOR YOUR APPEAL, REQUEST FOR AN EXTENSION OF TIME, OR VARIANCE REQUEST. YOUR COMPLETED FORM MUST BE SENT TO: ELEVATOR SAFETY BOARD, 651 BOAS STREET, ROOM 1622, HARRISBURG PENNSYLVANIA 17121 ALONG WITH PAYMENT.

If you have any questions regarding this Notice, please contact Inspector Zach Ellin at 215-545-6056.

Respectfully,

A handwritten signature in black ink, appearing to read "David Marchioni".

David Marchioni, Elevator Division Director

☐ All violations have been corrected. Print name: \_\_\_\_\_ Signature \_\_\_\_\_  
Date: \_\_\_\_\_

**FINDING NO.1:** S7.73(i) ALARM BELL/TELEPHONE INOPERATIVE - Automatic operation elevators shall be provided with an audible emergency signal gong, at least four inches in diameter operative from the car and located outside of the hoistway, or with a telephone connected to a central exchange.

**FINDING NO.2:** S7.73(i) ALARM BELL/TELEPHONE INOPERATIVE - Automatic operation elevators shall be provided with an audible emergency signal gong, at least four inches in diameter operative from the car and located outside of the hoistway, or with a telephone connected to a central exchange.