

CITY OF PHILADELPHIA  
BOARD OF BUILDING STANDARDS  
MUNICIPAL SERVICES BUILDING, 11<sup>TH</sup> FLOOR  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102-1687

DEPT. OF LIC. & INSPECTIONS  
BRD. OF BLDG. STDS.  
RECEIVED  
JUN 26 2013  
CITY OF  
PHILADELPHIA

DATE June 26, 2013

APPEAL NO. ~~386016~~ 20777

APPEAL

The undersigned has been aggrieved by action taken by the Department of Licenses and Inspections and hereby appeals therefrom to the Board of Building Standards.

The action of the Department from which this appeal is taken:

Premises Cited: 2136 Market Street

Building Description & Use: Demolition site.

Date of First Notice of Violation: 6/14/2013

Violations Appealed: Basement not backfilled/unfilled - floor imminently dangerous.

The grounds for this appeal are as follows: The true intent of code has been incorrectly interpreted and/or does not fully apply. The demolition and clean-up of this property is currently being undertaken and all alleged violations will be remediated by a licensed contractor on an expedited basis to protect persons and property from potential harm.

Home Telephone Number \_\_\_\_\_

Business Telephone Number (215) 561-7681

STB Investment Corp. c/o Sprague & Sprague  
(Print Name of Appellant)

135 S. 19th St., 4th Fl., Phila, PA 19103  
(Address) (Zip Code)

Alan Starker, Esquire  
(Attorney, if any)

Sprague & Sprague  
135 S. 19th St., 4th Fl., Phila, PA 19103  
(Address) (Zip Code)

I certify that I am familiar with the subject building and that the information provided herein is true and factual, and that I am the owner or am authorized by the owner to act in his behalf on this appeal.

  
(Appellant's Signature)

6/26/13  
(Date)

**NOTE:** Appeal must be filed at the office of the Board, at the address given above, within thirty (30) days of the first notice of violation. Copy of violation notice issued by the Department of Licenses and Inspections must be attached hereto.



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS

Contractual Services Unit  
Municipal Services Building  
1401 J.F. Kennedy Blvd.  
RM. 1140  
Philadelphia, PA 19102

**VIOLATION NOTICE**

Case No: 386016

S T B INVESMENTS CORP A PENNA CORP  
STB INVESTMENTS CORP  
C/O OSHTRY SUITE 313 1819 JOHN F KENNEDY BLV  
PHILADELPHIA PA 19103-1733

Case No: 386016

Date of Notice: 06/14/13

**Subject Premises: 2136 MARKET ST**

This is to inform you that the Department of Licenses and Inspections has inspected the subject premises and declared it **IMMINENTLY DANGEROUS**, in whole or in part, within the meaning of the Philadelphia Property Maintenance Code, Section PM-308.0 Imminently Dangerous Structures.

If you fail to comply with this order forthwith, the City may demolish the structure and stucco the party walls exposed by demolition in accordance with all provisions of the Code. You, the owner, will be billed for all costs incurred including an administrative fee. Failure to pay such bill will result in the City filing a lien in the amount against the title to the premises and/or costs and charges being recovered by a civil action brought against you. (See PM-308.6)

If you intend to appeal this violation, you must apply at Boards Administration, Public Services Concourse, Municipal Services Building, 1401 John F. Kennedy Blvd., Philadelphia, PA 19102, within 5 days of the date of this notice. Telephone inquiries concerning appeal process can be directed to 215-686-2419. It is necessary that you submit a copy of this notice with the appeal. (See A-801.2)

If you have any questions regarding this notice, you may call the Contractual Services Unit at 215-686-2588.

INSPECTOR A. MC CARTHY  
Contractual Services Unit

**VIOLATIONS:**



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS

Contractual Services Unit  
Municipal Services Building  
1401 J.F. Kennedy Blvd.  
RM. 1140  
Philadelphia, PA 19102

### VIOLATION NOTICE

Case No: 386016

The Department has inspected the construction excavation at this location and designated it as unsafe.

A construction excavation where no work has been done within the past six months shall be deemed unsafe, unless the developer or property owner:

1. Submits a report to the Department from a professional engineer registered in the Commonwealth of Pennsylvania certifying that the excavation is safe; and
2. Provides a suitable barrier to prevent trespass; and
3. Maintains the site in a sanitary condition free from any trash or refuse; and
4. Provides a plan that explains, to the satisfaction of the Department, how the excavation site will be kept safe and secure.

You must refill and properly grade the excavation or meet the four requirements above.

You must also correct any specific conditions listed below. (See PM-307.1.2)

Important additional information:

If you fail to comply with this order the City may eliminate the unsafe condition(s) using its own forces or by contract and the owner will be billed for all costs incurred including an administrative fee. Failure to pay such bill will result in a lien being placed against the property. (See PM-307.6)

If you intend to appeal this violation, you must apply at Boards Administration, 11th Floor, Municipal Services Building, 1401 John F. Kennedy Blvd., Philadelphia, PA 19102, within five days of the date of this notice. You will need to refer to the account number on this notice to file an appeal. (See A-801.2)

**Location: basement not properly backfilled after collapse of 2136 Market on to 2140 Market. bio-degradable material left in holes not allowed.**

#### **Unfilled basement is creating a hazard**

The floor/ceiling assembly between the indicated and the floor below of the subject structure is partially collapsed and in imminent danger of further collapse. The structure has therefore been designated as imminently dangerous in accordance with Section 308 of the Philadelphia Property Maintenance Code. You must immediately repair the floor/ceiling assembly or demolish the structure in whole or in part. Please see additional important information below. [See PM-308.1]

**Location: 1st floor-floors remaining after collapse of 2136 Market on to 2140 Market**

**Floors are imminently dangerous.**