

Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY - PUBLIC

August 9, 2023

[REDACTED], ADMINISTRATOR

RE: VINE STREET MANOR  
230 NORTH 65TH STREET  
PHILADELPHIA, PA, 19139  
LICENSE/COC#: 14234

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 08/07/2023 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

**Name:** VINE STREET MANOR **License #:** 14234 **License Expiration:** 10/18/2023  
**Address:** 230 NORTH 65TH STREET, PHILADELPHIA, PA 19139  
**County:** PHILADELPHIA **Region:** SOUTHEAST

**Administrator**

**Name:** [REDACTED] **Phone:** 2158804641 / 334 303 0147 **Email:** brittanymdungey@gmail.com

**Legal Entity**

**Name:** KAYMARIE BRIDDELL  
**Address:** [REDACTED]  
**Phone:** [REDACTED] **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** I 2 **Date:** 10/19/2010 **Issued By:** City of Philadelphia

**Staffing Hours**

**Resident Support Staff:** 0 **Total Daily Staff:** 63 **Waking Staff:** 47

**Inspection Information**

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Complaint, Incident **Exit Conference Date:** 08/07/2023

**Inspection Dates and Department Representative**

08/07/2023 On Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information			
License Capacity:	84	Residents Served:	59
Secured Dementia Care Unit			
In Home:	No	Area:	Capacity:
Residents Served:			
Hospice			
Current Residents: 0			
Number of Residents Who:			
Receive Supplemental Security Income:	59	Are 60 Years of Age or Older:	40
Diagnosed with Mental Illness:	57	Diagnosed with Intellectual Disability:	4
Have Mobility Need:	4	Have Physical Disability:	4

**Inspections / Reviews**

08/07/2023 - Partial  
**Lead Inspector:** [REDACTED] **Follow-Up Type:** Not Required

**NO DEFICIENCIES FOUND**