

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

July 27, 2023

[REDACTED], CHIEF OPERATING OFFICER  
YORK HEALTHCARE OPERATIONS, LLC  
[REDACTED]  
[REDACTED]

RE: THE RESIDENCE AT FITZ FARM  
2200 SPRINGWOOD ROAD  
YORK, PA, 17403  
LICENSE/COC#: 33902

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 07/25/2023 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:** THE RESIDENCE AT FITZ FARM**Licence #:** 33902    **Licence Expiration:****Address:** 2200 SPRINGWOOD ROAD, YORK, PA 17403**County:** YORK**Region:** CENTRAL**Administrator****Name:** [REDACTED]

[REDACTED]

**Email:** [REDACTED]**Legal Entity****Name:** YORK HEALTHCARE OPERATIONS, LLC**Address:** [REDACTED]**Phone:** [REDACTED]**Email:** [REDACTED]**Certificate(s) of Occupancy****Type:** Other**Date:** 03/13/2023**Issued By:** York Township**Staffing Hours****Resident Support Staff:** 0**Total Daily Staff:** 0**Waking Staff:** 0**Inspection Information****Type:** Partial**Notice:** Announced**BHA Docket #:****Reason:** New**Exit Conference Date:** 07/25/2023**Inspection Dates and Department Representative**

07/25/2023 On Site [REDACTED]

**Resident Demographic Data as of Inspection Dates****General Information****License Capacity:****Residents Served:** 0**Secured Dementia Care Unit****In Home:** Yes**Area:** Memory Care**Capacity:** 24**Residents Served:** 0**Hospice****Current Residents:** 0**Number of Residents Who:****Receive Supplemental Security Income:** 0**Are 60 Years of Age or Older:** 0**Diagnosed with Mental Illness:** 0**Diagnosed with Intellectual Disability:** 0**Have Mobility Need:** 0**Have Physical Disability:** 0**Inspections / Reviews**

07/25/2023 - Partial

**Lead Inspector:** [REDACTED]**Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND