

Thomas Montague
228 Monastery Ave
Philadelphia, PA 19128

12/25/2016

Re: 228 Monastery Avenue

Dear Registered Community Organization or Property Owner:

This is a notification of an upcoming **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

Property Description:

The property is located on Monastery Ave between Fleming St and Dexter Sr.

Project Description:

This application is for the lot adjustment to create two lots (parcels a and b on plan) from one existing lot (228 monastery ave.)(size and location as shown on plan/application).

for use as a single family household living on parcel b in an existing semi-detached building and parcel a to remain as vacant lot.

Summary of Refusal:

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED						
Table 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table border="1"><thead><tr><th></th><th>REQUIRED</th><th>PROPOSED</th></tr></thead><tbody><tr><td>MIN. LOT AREA (SQ.FT.)</td><td>1440</td><td>1120 (PARCEL A) 1325 (PARCEL B)</td></tr></tbody></table>		REQUIRED	PROPOSED	MIN. LOT AREA (SQ.FT.)	1440	1120 (PARCEL A) 1325 (PARCEL B)
	REQUIRED	PROPOSED					
MIN. LOT AREA (SQ.FT.)	1440	1120 (PARCEL A) 1325 (PARCEL B)					

A public meeting to discuss this proposal will be convened by **Central Roxborough Civic Association (CRCA)**, but the date, time, and place of the public meeting has not yet been set. Please contact **Central Roxborough Civic Association (CRCA)**, or your District Councilperson for more information about the public meeting.

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia **Zoning Board of Adjustment** located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 on the issue.

For reference, contact information for all Registered Community Organization and the District Councilperson is provided as follows:

- 21st Ward Republican Committee, wvogler@msn.com**
- Manayunk Neighborhood Council, johnhunter286@gmail.com**
- Central Roxborough Civic Association (CRCA), don@crca.us**

Councilperson:

Curtis Jones, Jr., District 4
City Hall, Room 404
Philadelphia, PA 19107-3290
(215) 686-3416, (215) 686-3417
FAX: (215) 686-1934

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,
Zhen H. Jin, Esq.