

Philadelphia Zoning Notice

ZBA Calendar Number 30729

ZBA Hearing: 9:30 a.m., Wednesday, August 23, 2017

4354 Terrace Street

This is notification of a **PUBLIC MEETING** to discuss an existing deck at the single-family dwelling described below. All Registered Community Organizations whose boundaries include the home, and all community members, are welcome to attend.

Property Involved: 4354 Terrace Street, Philadelphia 19128; The property, located in an RSA-5 Single-Family Residential Zoning District, is on the west side of Terrace Street between Monastery Avenue and Grape Street.

Zoning Issue: A rear deck was built at the second floor of this three-story, single-family dwelling. The deck posts are supported by the foundation of the first floor patio. Although the posts are within the property lines, the setback is less than the Code-required 18". The deck also encroaches on the rear yard setback at the second floor level.

Community Meeting: The Applicant will describe the proposal and respond to questions at a meeting of the Central Roxborough Civic Association on **Thursday, July 6th** at 7:30 p.m. at Leverington Presbyterian Church (Ridge Avenue and Hermitage Street).



Zoning Board of Adjustment Hearing: A public hearing before the Philadelphia Zoning Board of Adjustment has been scheduled for 9:30 a.m., Wednesday, August 23, 2017; ZBA Conference Room; Southwest corner, 18th Floor, 1515 Arch Street, Philadelphia.

Multi-Family Dwelling: 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.



District 4 City Councilman

Hon. Curtis Jones, Jr.
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Zoning Applicant:

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Registered Community Organizations

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Manayunk Neighborhood Council:
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