

ZONING NOTICE
551, 553 Walnut Lane

Dear Neighbor:

November 14, 2018

- N/F Blind Relief Fund of America owns the Properties at 551, 553 Walnut Lane. The properties have one existing structure used as a single-family residence and administrative offices. Frost Development (Frost) is purchasing and developing the property for residential uses.
- Specifically, Frost recently filed a Zoning Permit Application with the Department of Licenses and Inspections (L&I) (1) relocate lot lines to create 6 lots from 3 lots; (2) partially demolish the existing residential structure, and construct a carport addition; (3) construct 5 additional, detached single-family residential structures with, each having a carport having 2 or 3 parking spaces (14 total), with all garages accessible through a shared driveway, with related building and site improvements, all as per submitted Zoning Site Plans.
- The property is located in a RSD-3 Residential Zoning District, as well as within 3 special Controls Overlay Zoning Districts.
- In response to the Application, L&I issued a Refusal Letter (attached) for the items listed in the Refusal Letter because the items are not permitted in the RSD-3 Resident Zoning District.
- Upon receipt of the Refusal Letter, Frost filed an appeal to Philadelphia Zoning Board of Adjustment (ZBA) for variance relief.
- As a neighbor within 200 feet of this property we are notifying you of this matter.
- We have contacted and notified the Wissahickon Neighbors Civic Association, Roxborough Development Corporation, Central Roxborough Civic Association (CRCA) and Friends of Wissahickon of this Application and ZBA appeal. CRCA is the coordinating Registered Community Organization (RCO) for this property as recognized by the City.
- You may receive notice of a public meeting CRCA may hold to discuss this matter on Tuesday, December 6, 2018 at 7:00 p.m., at Leverington Church, 6301 Ridge Avenue, Philadelphia, PA. Please contact CRCA or your District Councilperson for more information about this meeting
- We also notified Councilman Curtis Jones, Jr. at (215) 686-3416 of this matter.
- Frost's ZBA hearing date is Tuesday, December 18, 2018, at 9:30 a.m. and will take place at 1515 Arch Street, 18th Floor, Philadelphia, PA.
- Copies of the Zoning Permit Application and related ZBA appeal information for this project can be obtained at:

The Department of Licenses & Inspections (L&I)
Attention: Cheli Dahal
Municipal Services Building – Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Klehr Harrison Harvey Branzburg LLP
c/o Ronald J. Patterson, Esquire
1835 Market Street – Floor 14
Philadelphia, PA 19103 (215) 569-4585

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.

cc: District Councilman (Joshua.cohen@phila.gov); Wissahickon Neighbors Civic Association (moparmonkey@verizon.net); Roxborough Development (james@roxboroughpa.com); Central Roxborough Civic Association (centralroxrco@crca.us); Friends of the Wissahickon (mccarthy@fow.org); RCO.Notification@phila.gov; RCOZBA@phila.gov

<input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	NOTICE OF: CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/6/2018	APPLICATION # 913924
		ZONING DISTRICT(S) RSD-3 UNDER WWO/ WISSAHICKON WATERSHED OVERLAY, STEEP SLOPE PROTECTION AND RIDGE AVE (14-503(6) OVER LAY DISTRICT	

ADDRESS/LOCATION: 551 AND 553 WALNUT LANE , PHILADELPHIA, PA (SWC HOUGHTON ST)

APPLICANT: RONALD PATTERSON, ESQ

ADDRESS: 1835 MARKET ST, SUITE 1400, PHILADELPHIA, PA 19103

APPLICATION IS FOR THE LOT ADJUSTMENT TO CREATE SIX(6) PARCELS "PARCEL A", "PARCEL B", "PARCEL C", "PARCEL D", "PARCEL E" AND "PARCEL F" FROM TWO(2) OPA ACCOUNTS (551 WALNUT LANE AND 553 WALNUT LANE) AS FOLLOWS:

"PARCEL A", (HOUGHTON ST FRONTAGE) : FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH) FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH THREE (3) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING

"PARCEL C" AND "PARCEL D": (WALNUT LANE FRONTAGE): FOR THE ERECTION OF ONE(1) SEMI-DETACHED STRUCTURE(NTE 38' HIGH) WITH TWO(2) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT.

"PARCEL B" FOR AN EXISTING SINGLE FAMILY HOUSEHOLD LIVING WITH THREE(3) CAR CARPORT PARKING SPACES ACCESSED BY A SHEAR DRIVEWAY.

"PARCEL E" AND "PARCEL F" (HOUGHTON ST FRONTAGE):FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH) FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO(2) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT

(SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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)

TABLE 14-701-1		REQUIRED	PROPOSED
	MIN. LOT WIDTH (FT) (PARCEL D AND PARCEL C)	50'	30'
	LOT AREA (SF) "PARCEL C"	5,000SF	4,280 SF
	LOT AREA (SF) "PARCEL D"	5,000SF	4,553 SF
	FRONT YARD SETBACK (FT)(PARCEL A)	25'	15.9'
	FRONT YARD SETBACK (FT)(PARCEL F)	25'	10.6'
	SIDE YARD SETBACK (PARCEL B")	2/10' EACH TOTAL 25'	3.8'/18.4'
	REAR YARD DEPTH (PARCEL A")	25'	4.1'
	PARKING AT REQUIRED REAR YARD DEPTH (FT) "PARCEL B", "PARCEL C", "PARCEL D"]	25'	0'
	PARKING AT REQUIRED REAR YARD DEPTH (FT) ["PARCEL E" & "PARCEL F"]	25'	0'
SECTION 14-704(2)(b)(.1)	STEEP SLOPE PROTECTION	NOT MORE THAN 24%	GREATER THAN 25%

FOURTEEN(14) ZONING REFUSALS
FEE TO FILE APPEAL: \$300

NOTE TO ZBA: CITY PLANNING COMMISSION DISAPPROVED SURVEY PLANS AS PER CODE SECTION 14-304(6)(2)
Cc:

N/F BLIND RELIEF FIND OF AMERICA
3600 MARKET ST, SUITE 320
PHILADELPHIA, PA 19104



CHELI DAHAL
PLANS EXAMINER

10/6/2018
DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

PRIOR TO THE HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT, YOU ARE REQUIRED TO MEET WITH THE REGISTERED COMMUNITY ORGANIZATION (R.C.O.) FOR ALL REFUSALS AND SPECIAL EXCEPTIONS. FOR A LIST OF THE REGISTERED COMMUNITY GROUPS AND CONTACT INFORMATION, VISIT:

http://www.phila.gov/cityplanning/proiectreviews/pdf/list_of_rcos.pdf