



# OBERMAYER

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**Applicant:**

c/o Michael V. Phillips, Esquire  
Obermayer Rebmann Maxwell & Hippel LLP  
Centre Square West  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

January 23, 2020

**Re: NOTICE TO REGISTERED COMMUNITY ORGANIZATIONS AND  
NEIGHBORING PROPERTY OWNERS PURSUANT TO 14-303(12)  
ZBA Calendar No.: 39495  
Hearing Date: February 19, 2020  
Property Address: 348 Green Lane, Philadelphia, PA**

Dear Registered Community Organizations and Property Owners:

This firm represents the applicant identified above. This is a notice 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:**

348 Green Lane, Philadelphia, PA 19128  
The property is zoned Residential (RSD-3)

**Project Description:**

The project involves the relocation of lot lines to create four (4) lots from one (1) existing deeded lot on Parcel "A" (348 Green Lane). Existing building to remain on Parcel "B" with no work proposed, to use as an existing multi-family (five (5) units) household living with an existing doctor's office, doctor to reside on the premises as previously approved; on Parcel "C", for the erection of a semi-detached structure to use as single family household living with two (2) accessory off-street interior parking spaces accessed from DuPont Street; on Parcel "D", for the erection of an attached structure to use as single family household living with two (2) accessory off-street interior parking spaces accessed from DuPont Street; on Parcel "E", for the erection of a semi-detached structure to use as a single family household living with two (2) accessory off-street interior spaces accessed from DuPont Street.

**Refusal Summary:**

A copy of the refusal issued by the Department of Licenses & Inspections is enclosed for your reference. The application received a refusal for the following reasons:

- Vehicular entranceways of private residence parking garages that front on any street are prohibited in this NCO (Central Roxborough Overlay District);
- Semi-detached and attached structures are prohibited in the RSD-3 Zoning District.
- The proposed earth moving activity is expressly prohibited on those portions of the low where the slope of land is 25% or greater for the steep slope protection.
- The front setback located closer to the primary street than the closest front façade of the principal building on either of the two (2) immediately abutting lots with street is expressly prohibited in this NCO (Central Roxborough Overlay District).

**A PUBLIC MEETING** to discuss this proposal has been scheduled by Central Roxborough Civic Association in advance of a public hearing to discuss this project at the following date, time and location:

**Public Meeting Date & Time:** Thursday, February 6, 2020 at 7:30 p.m.  
**Location:** Leverington Presbyterian Church  
6301 Ridge Avenue  
Philadelphia, PA 19128

**A PUBLIC HEARING** of the Zoning Board of Adjustment has now been scheduled for February 19, 2020 at 2:00 p.m. and **will be held at** 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA 19102 on this issue.

Application materials can be viewed at the Applicant's address noted above by appointment. Interested parties may appear at the Public Meeting or Public Hearing and speak on the matter or may file written comments at the Applicant's address indicated above.

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

Central Roxborough Civic Association  
Celeste Hardester  
P.O. Box 25859  
Philadelphia, PA 19128  
215-518-1799  
[centralroxrco@crca.us](mailto:centralroxrco@crca.us)

Central Manayunk Council  
John Teague  
109 Roxborough Avenue  
Philadelphia, PA 19128  
(215) 520-1676  
[Manayunk321@aol.com](mailto:Manayunk321@aol.com)

Manayunk Neighborhood Council  
John Hunter  
471 Ripka Street  
Philadelphia, PA 19128  
[johnhunter286@gmail.com](mailto:johnhunter286@gmail.com)

Councilman Curtis Jones, Jr.  
Joshua Cohen  
City Hall, Room 404  
Philadelphia, PA 19107  
215-686-3416  
[joshua.cohen@Phila.gov](mailto:joshua.cohen@Phila.gov)

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.

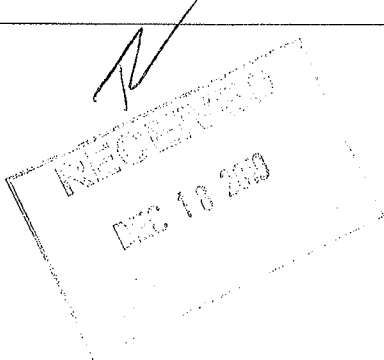
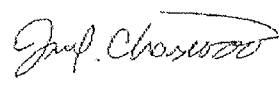
Thank you for your attention to this matter.

Very truly yours,



Michael V. Phillips

cc: Office of Councilman Curtis Jones - [Curtis.Jones@Phila.gov](mailto:Curtis.Jones@Phila.gov)  
Planning Commission- [rco.notification@phila.gov](mailto:rco.notification@phila.gov)  
ZBA- [rcozba@phila.gov](mailto:rcozba@phila.gov)  
Central Roxborough Civic Association – [centralroxco@crca.us](mailto:centralroxco@crca.us)  
Central Manayunk Council - [manayunk321@aol.com](mailto:manayunk321@aol.com)  
Manayunk Neighborhood Council - [johnhunter286@gmail.com](mailto:johnhunter286@gmail.com)

<b>NOTICE OF:</b>		DATE OF REFUSAL 11/22/2019	APPLICATION # 1023122
<input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	ZONING DISTRICT(S): RSD-3 (RESIDENTIAL SINGLE-FAMILY DETACHED-3)	
ADDRESS/LOCATION: 348 GREEN LANE, PHILADELPHIA, PA 19128		OVERLAY DISTRICT(S): NCO – CENTRAL ROXBOROUGH 14-704(2) : STEEP SLOPE PROTECTION	
APPLICANT: DEREK SPENCER (DESIGN PROFESSIONAL)	ADDRESS: 1901 S. 9TH ST., RM 526, PHILADELPHIA, PA 19148		
APPLICATION FOR: FOR THE RELOCATION OF LOT LINES TO CREATE FOUR (4) LOTS (PARCEL 'B', PARCEL 'C', PARCEL 'D', & PARCEL 'E') FROM ONE (1) EXISTING DEEDED LOT (PARCEL 'A': 348 GREEN LN.), ONE (1) OPA ACCOUNT; ON PARCEL 'B', EXISTING BUILDING TO REMAIN (WITH NO WORK PROPOSED), TO USE AS AN EXISTING MULTI-FAMILY (FIVE (5) UNITS) HOUSEHOLD LIVING WITH AN EXISTING DOCTOR'S OFFICE, DOCTOR TO RESIDE ON THE PREMISES AS PREVIOUSLY APPROVED; ON PARCEL 'C', FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (N.T.E. 38' HIGH), TO USE AS A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO (2) ACCESSORY OFF-STREET INTERIOR PARKING SPACES, ACCESSED FROM DUPONT ST.; ON PARCEL 'D', FOR THE ERECTION OF AN ATTACHED STRUCTURE (N.T.E. 38' HIGH), TO USE AS A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO (2) ACCESSORY OFF-STREET INTERIOR PARKING SPACES, ACCESSED FROM DUPONT ST.; ON PARCEL 'E', FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (N.T.E. 38' HIGH), TO USE AS A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO (2) ACCESSORY OFF-STREET INTERIOR PARKING SPACES, ACCESSED FROM DUPONT ST.; SIZE AND LOCATIONS AS SHOWN IN THE APPLICATION/PLAN.			
<b>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)</b>			
<b>CODE REFERENCE</b>	<b>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</b>		
§14-504(7)(C)(A)(B)	VEHICULAR ENTRYWAYS OF PRIVATE RESIDENCE PARKING GARAGES THAT FRONT ON ANY STREET ARE PROHIBITED IN THIS NCO – CENTRAL ROXBOROUGH OVERLAY DISTRICT.		
TABLE 14-602-1.A	SEMI-DETACHED AND ATTACHED STRUCTURE ARE NOT PROHIBITED IN THE RSD-3 ZONING DISTRICT.		
<b>CODE REFERENCE</b>	<b>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</b>		
§14-704(2)(b)(2)	THE PROPOSED EARTH MOVING ACTIVITY IS EXPRESSLY PROHIBITED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER FOR THE SEEP SLOPE PROTECTION.		
§14-504(7)(c)(1)	THE FRONT SETBACK LOCATED CLOSER TO THE PRIMARY STREET THAN THE CLOSEST FRONT FAÇADE OF THE PRINCIPAL BUILDING ON EITHER OF THE TWO (2) IMMEDIATELY ABUTTING LOTS WITH STREET IS EXPRESSLY PROHIBITED IN THIS NCO – CENTRAL ROXBOROUGH OVERLAY DISTRICT.		
Cc			
OWNER:  STONE DOOR LLC  P.O.BOX 4698  PHILADELPHIA, PA 19125	 CHANWOO JUNG PLANS EXAMINER		11/22/2019 DATE
<b>NOTICE TO APPLICANT:</b>			
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 18 <sup>TH</sup> FLOOR, 1515 ARCH STREET, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.			