

VIRTUAL MEETING - ZONING
15 W. Rittenhouse Street

5904-18 Germantown Avenue LLC
7000 Holstein Avenue – Suite 1
Philadelphia, PA 19153

February 16, 2021

Dear Registered Community Organization or Neighbor:

This is a notification of **VIRTUAL, ON-LINE, VIDEO PUBLIC MEETINGS** to discuss the project described above. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to participate.

- **Property Description:** 5904-18 Germantown Avenue LLC (Owner) is the owner and developer of 15 W. Rittenhouse Street, currently is vacant land.
- **Project Description:** Owner proposes to construct a detached, 5-story building having 32 single family residential dwelling units on floors 2 through 5; a private parking garage on floor 1 having 11 parking spaces, 10 bicycle spaces, and related building and site improvements, all as per submitted zoning plans.
- Owner recently filed a Zoning Permit Application with the Department of Licenses and Inspections (L&I) for the Project.
- The property is located in a RSA-5 Residential Zoning District.
- **Summary of Refusal:** In response to the Application, L&I issued a Refusal Letter for the following for having: (1) multiple residential dwelling units where one (1) is permitted; (2) off-street, on-site parking where such is not permitted; (3) parking accessed from the front of the property, where such is not permitted; (4) a roof deck at 0-foot setback from the front building line where 5 feet is required; and (5) a building with a height of 53.67 feet where 38 feet is permitted.
- Upon receipt of the Refusal Letter, Owner filed an appeal to Philadelphia Zoning Board of Adjustment (ZBA) for variance relief for parking lot use and design.
- Owner has contacted 59th Democratic Ward, Friends of the Wissahickon, West Central Germantown Neighbors, Faith Community Development Corporation, and has notified Councilwoman Cindy Bass' Office of this matter.
- West Central Germantown Neighbors (WCGN) is the coordinating Registered Community Organization (RCO) for this Property as recognized by the City.
- WCGN as the Coordinating RCO, has scheduled a **VIRTUAL, ON-LINE, VIDEO PUBLIC MEETING** in advance of a public ZBA hearing to discuss the project at the following date, time, and location: **Wednesday, March 3, 2021 at 6:00 p.m.**, at an on-line video meeting format, via the following wed link. If you want to participate in the virtual video meeting, the login information is as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/86537883476>

Meeting ID: 865 3788 3476

One tap mobile

+13126266799,,86537883476# US (Chicago)

+19292056099,,86537883476# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Taco)

- If you join the meeting before 6:00pm you will be placed in a Waiting Room until the Zoom Meeting is started by WCGN.
- Copies of the Zoning Permit Application and related ZBA appeal information for this project can be obtained by WCGN or at:

The Department of Licenses & Inspections (L&I)
Attention: Paulose Issac
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

- Please review the zoning posters for the date of the **VIRTUAL PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment, on April 7, 2021, at 2:00 PM. at an on-line video meeting via ZOOM format over the internet (bit.ly/philazba) and by telephone (1-646-876-9923).

Webinar ID is: 820 8829 2595 Password: 634842

For more detailed information regarding how to access the ZBA hearings, including how to participate by telephone and over the internet, go to: <https://www.phila.gov/departments/zoning-board-of-adjustment/>

- For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:
 - 59th Democratic Ward (patwjones@gmail.com);
 - Friends of the Wissahickon (tittman@fow.org);
 - West Central Germantown Neighbor (carpentryandbenchwork@gmail.com);
 - Faith Community Development Corporation (faithcdc.rco@gmail.com); and
 - Councilwoman Cindy Bass (Charles.Richardson@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.

cc: Councilwoman Cindy Bass (Charles.Richardson@phila.gov); Tyrone Barge (Tyrone.Barge@phila.gov); 59th Democratic Ward (patwjones@gmail.com); Friends of the Wissahickon (tittman@fow.org); West Central Germantown Neighbor (carpentryandbenchwork@gmail.com); Faith Community Development Corporation (faithcdc.rco@gmail.com); RCO.Notification@phila.gov; RCOZBA@phila.gov

Notice of: **Refusal** **Referral**

| | | |
|--|---|--------------------------------------|
| Application Number: ZP-2021-000114 | Zoning District(s): RSA5 | Date of Refusal: 1/22/2021 |
| Address/Location: 15 WRITTENHOUSE ST, Philadelphia, PA 19144-2711 Parcel (PWD Record) | | Page Number Page 1 of 2 |
| Applicant Name: Logan Dry DBA: KCA Design Associates | Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 USA | |

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

USES: FOR MULTI-FAMILY HOUSEHOLD LIVING THIRTY-TWO (32) DWELLING UNITS AND ELEVEN (11) ACCESSORY INTERIOR PARKING SPACES (INCLUDING 1 ADA / VAN ACCESSIBLE SPACE) AND TEN (10) ACCESSORY CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

| <u>Code Section(s):</u> | <u>Reason for Refusal:</u> | | |
|-------------------------|--|-------------------------|-----------------|
| Table 14-602-1 | WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING 32 DWELLING UNITS, IS EXPRESSLY PROHIBITED IN THE RSA-5 RESIDENTIAL ZONING DISTRICT. | | |
| 14-803 (1) (c) (.1) | THE PROPOSED USE, OFF STREET PARKING (FRONT ACCESSED) IS PROHIBITED IN THIS ZONING DISTRICT. | | |
| 14-604(5) (c) (.4) | THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: | | |
| | | <u>REQUIRED</u> | <u>PROPOSED</u> |
| | THE ROOF DECK ACCESS STRUCTURE SET BACK FROM THE EXTREME REAR BUILDING LINE | 5 FT | NONE |
| Table 14-701-1 | MAXIMUM HEIGHT (FT) | <u>ALLOWED</u> 38 FT | 53.67 FT |

TWO (2) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

1/22/2021
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of: **Refusal** **Referral**

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| Applicant Name: Logan Dry DBA: KCA Design Associates | Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 USA | |

NOTES TO THE ZBA:

Parcel Owner:

HAN BUM YOUL



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

1/22/2021
DATE SIGNED

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| | | |
|---|---|---|
| Name and Address of Sender Klehr Harrison 1835 Market Street Philadelphia, PA 19103 Ron Patterson 21194-0001 | Total NO. of Pieces Listed by Sender 38 | Total NO. of Pieces Received at Post Office™ 38 |
| | Postmaster, per (name of receiving employee) | |



| USPS® Tracking Number | Address (Name, Street, City, State and Zip Code™) | Postage | Fee |
|--|---|---------|--------|
| Firm-Specific Identifier 21194-0001 | | | |
| 1 | RESIDENT, 62 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 2 | RESIDENT, 33 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 3 | RESIDENT, 33R W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 4 | RESIDENT, 43-45 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 5 | RESIDENT, 49 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 6 | RESIDENT, 36 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 7 | RESIDENT, 36R W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 8 | RESIDENT, 38 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 9 | RESIDENT, 40 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 10 | RESIDENT, 42 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 11 | RESIDENT, 44 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 12 | RESIDENT, 46 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 13 | RESIDENT, 48 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 14 | RESIDENT, 50 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 15 | RESIDENT, 52 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 16 | RESIDENT, 5820-24 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 17 | RESIDENT, 1-05 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 18 | RESIDENT, 5710-18 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 19 | RESIDENT, 5915-41 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 20 | RESIDENT, 5928-30 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 21 | RESIDENT, 29 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 22 | RESIDENT, 35 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 23 | RESIDENT, 37 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 24 | RESIDENT, 5830 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 25 | RESIDENT, 5832 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 26 | RESIDENT, 5834 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 27 | RESIDENT, 5836R GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 28 | RESIDENT, 5900 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 29 | RESIDENT, 5918-20 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 30 | RESIDENT, 14 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 31 | RESIDENT, 16 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 32 | RESIDENT, 18 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 33 | RESIDENT, 26 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 34 | RESIDENT, 28-30 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 35 | RESIDENT, 34 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 36 | RESIDENT, 5821-23 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 37 | RESIDENT, 5833 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 38 | RESIDENT, 5835 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |

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|---|---|---|
| Name and Address of Sender Klehr Harrison 1835 Market Street Philadelphia, PA 19103 Ron Patterson 21194-0001 | Total NO. of Pieces Listed by Sender 68 | Total NO. of Pieces Received at Post Office™ 68 |
| | Postmaster, per (name of receiving employee) | |



| USPS® Tracking Number | Address (Name, Street, City, State and Zip Code™) | Postage | Fee |
|-----------------------|--|---------|--------|
| 21194-0001 | | | |
| 1 | RESIDENT, 11 E RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 2 | RESIDENT, 19-25 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 3 | RESIDENT, 5910 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 4 | RESIDENT, 5912 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 5 | RESIDENT, 5914 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 6 | RESIDENT, 5916 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 7 | RESIDENT, 5922-26 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 8 | RESIDENT, 5827 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 9 | RESIDENT, 5836 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 10 | RESIDENT, 5838 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 11 | RESIDENT, 5819 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 12 | RESIDENT, 5843 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 13 | RESIDENT, 5845 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 14 | RESIDENT, 5932-42 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 15 | RESIDENT, 5825 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 16 | RESIDENT, 5829 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 17 | RESIDENT, 5829 1/2 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 18 | RESIDENT, 5831 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 19 | RESIDENT, 5837 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 20 | RESIDENT, 5826 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 21 | RESIDENT, 5853-71 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 22 | RESIDENT, 20-22 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 23 | RESIDENT, 5904-06 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 24 | RESIDENT, 45 W HAINES ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 25 | RESIDENT, 5902 GERMANTOWN AVE, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 26 | RESIDENT, 17 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 27 | RESIDENT, 24-50 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 28 | RESIDENT, 54-60 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 29 | RESIDENT, 15 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
| 30 | RESIDENT, 11 W RITTENHOUSE ST, Philadelphia, PA, 19144 | \$0.51 | \$0.44 |
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