

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> <b>REFUSAL</b> <input type="checkbox"/> <b>REFERRAL</b>	CITY OF PHILADELPHIA <b>DEPARTMENT OF LICENSES &amp; INSPECTIONS</b> Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 02/23/16	APPLICATION # 669718
	ZONING DISTRICT(S) RSA-5 RESIDENTIAL DISTRICT		

ADDRESS/LOCATION: 536 WASHINGTON AVENUE

APPLICANT: ROGER F. PERRY (ATTORNEY FOR OWNER)	ADDRESS: 734 S. 4 <sup>TH</sup> STREET, PHILADELPHIA, PA 19147
---	--

APPLICATION IS FOR LEGALIZATION OF A ONE STORY ADDITION WITH ROOF DECK ON 1<sup>ST</sup> FLOOR REAR MAXIMUM 11 FT HIGH WITH EXISTING THREE STORY STRUCTURE ON THE FRONT FOR THE EXPANSION OF THE RETAIL JEWELRY STORE (RETAIL SALE OF WEARING APPARELS AND ACCESSORIES) ON 1<sup>ST</sup> FLOOR AND SINGLE FAMILY DWELLING ABOVE (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)**

<u>CODE REFERENCE</u>	<u>PROPOSED</u>									
TABLE 14- 602-1 & 14-303 (6)	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:  THE PROPOSED USE, RETAIL SALE OF WEARING APPARELS AND ACCESSORIES, IS PROHIBITED IN THIS ZONING DISTRICT AND THIS HAS BEEN PREVIOUSLY REVIEWED BY ZONING BOARD OF ADJUSTMENT (ZBA) AND ANY EXTENSION OF USE REQUIRES ADDITIONAL ZBA APPROVAL.									
TABLE 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table style="width:100%; margin-top: 10px;"> <thead> <tr> <th></th> <th style="text-align: center;">REQUIRED</th> <th style="text-align: center;">PROPOSED</th> </tr> </thead> <tbody> <tr> <td>OPEN AREA</td> <td style="text-align: center;">30%, 305.4 SQ FT</td> <td style="text-align: center;">4.9%, 49.8 SQ FT</td> </tr> <tr> <td>REAR YARD DEPTH</td> <td style="text-align: center;">9 FT</td> <td style="text-align: center;">0 FT</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	OPEN AREA	30%, 305.4 SQ FT	4.9%, 49.8 SQ FT	REAR YARD DEPTH	9 FT	0 FT
	REQUIRED	PROPOSED								
OPEN AREA	30%, 305.4 SQ FT	4.9%, 49.8 SQ FT								
REAR YARD DEPTH	9 FT	0 FT								
TABLE 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table style="width:100%; margin-top: 10px;"> <thead> <tr> <th></th> <th style="text-align: center;">REQUIRED</th> <th style="text-align: center;">PROPOSED</th> </tr> </thead> <tbody> <tr> <td>REAR YARD DEPTH</td> <td style="text-align: center;">9 FT</td> <td style="text-align: center;">0 FT</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	REAR YARD DEPTH	9 FT	0 FT			
	REQUIRED	PROPOSED								
REAR YARD DEPTH	9 FT	0 FT								

TWO (2) USE REFUSALS  
 TWO (2) ZONING REFUSALS  
 FEE TO FILE APPEAL: \$250.00

NOTE TO ZBA: NO SIGN ON THIS APPLICATION.

A/P# 030912008, CAL# 03-1363, ZBA GRANTED WITH PROVISIO FOR THE ERECTION OF ONE ACCESSORY FLAT WALL SIGN ACCESSORY TO RETAIL JEWELRY STORE WITH ACCESSORY REPAIR, 11/12/03.

CC:

*Bindu Mathew*

\_\_\_\_\_  
 BINDU MATHEW  
 PLANS EXAMINER

\_\_\_\_\_  
 02/23/16  
 DATE

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

NOTICE OF ZONING MATTER

*DRAFT*

Roger F. Perry, Esq. Applicant  
734 S 4<sup>th</sup> Street  
Philadelphia, PA 19147  
Phone 215 922-2094

Zoning Appeal Application 669718  
Calendar #

March 7, 2016

Re: Project 536 Washington Avenue, Philadelphia, PA

Dear Registered Community Organization and Property Owner/occupants:

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

PROPERTY DESCRIPTION: This matter involves legalization of a one story addition with roof deck on the 1<sup>st</sup> floor rear, maximum height 11 feet, noting existing three story structure on the front; this is expansion of jewelry store (under wearing apparel and accessories) on the first floor, with existing single family dwelling above.

REFUSAL was issued as follows: Retail sale of wearing apparel and accessories (jewelry) is prohibited in this district, previously reviewed by zoning board and any extension requires zoning board approval. Insufficient open area and no rear yard proposed.

A public meeting to discuss this proposal will be convened by RCO Dickinson Square West Civic Association as follows: Philadelphia, PA. Please contact the RCO or your district councilperson for more information about the public meeting. See below for contacts.

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, Philadelphia, PA 18<sup>th</sup> Floor 19102 on this issue. This hearing is scheduled for \_\_\_\_\_, 2016.**

For reference, contact information for the affected Registered Community Organizations and the District Councilperson is provided as follows: Dickinson Square West Civic Association [zoning@dswa.org](mailto:zoning@dswa.org); 2nd Republican Ward , [wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com); 2<sup>nd</sup> Democratic Ward [hicksrenovations@gmail.com](mailto:hicksrenovations@gmail.com), District Council is care of [Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov).

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

Sincerely,

Roger F. Perry, Esq., Applicant

Cc: Dickinson Square West Civic Association [zoning@dswca.org](mailto:zoning@dswca.org)  
[wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com); 2<sup>nd</sup> Democratic Ward [hicksrenovations@gmail.com](mailto:hicksrenovations@gmail.com),  
District Council is care of [Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov) , [rco.notification@phila.gov](mailto:rco.notification@phila.gov), [rcozba@phila.gov](mailto:rcozba@phila.gov)



March 4, 2016

Roger F. Perry, Esq.  
734 S. 4<sup>th</sup> Street  
Philadelphia, PA 19147

**RE:** Required Neighborhood Notice and Meeting for Zoning Application concerning 536 Washington Avenue, Council District #1, Permit #669718

Dear Mr. Perry,

We are writing to inform you of your responsibilities under Section 14-303(12) of the Philadelphia Zoning Code to provide notice, in writing, to all affected properties and Registered Community Organizations (RCOs) of the Zoning Board of Adjustment (ZBA) hearing for the above-referenced property. **You are required to send notice within 10 calendar days of this correspondence (including all information contained in the attached "Templates for Zoning Applicant") and submit a copy to the District Council contact at [Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov), the Philadelphia City Planning Commission at [RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov), and the Zoning Board of Adjustment at [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov).**

Gary J. Jastrab  
Executive Director

Anne Fadulla  
Chair

Joseph Symick  
Vice-Chair

Michael DiBerardino  
Rob Durov  
Patrick Eiding  
Harold T. Epps  
Nancy Rego Trainer, FAIA, AICP

The affected RCOs are as follows:

- Dickinson Square West Civic Association, [Zoning@dswca.org](mailto:Zoning@dswca.org)
- 2nd Republican Ward, [wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com)
- 2nd Democratic Ward, [hicksrenovations@gmail.com](mailto:hicksrenovations@gmail.com)

Notice to affected properties must be delivered via regular mail or hand delivery. Please see the attached for a complete list of these properties. Please be advised that addresses on this list may differ from those used by the U.S. Postal Service; it is the responsibility of the applicant to verify these addresses and to ensure notice is successfully delivered. If there are any discrepancies please contact the Planning Commission and we will undertake a thorough review and update the list, if need be. The notice must contain all of the information required by Section 14-303(12)(d)(1) of the Philadelphia Zoning Code. Refer to the attached templates regarding RCO & Zoning Applicant notification for additional guidance.

There are multiple affected RCOs. **Dickinson Square West Civic Association shall serve as the Coordinating RCO.** You must contact the Coordinating RCO to schedule a public community meeting regarding your zoning application. The Coordinating RCO must convene a public community meeting by April 11<sup>th</sup> (45 days from February 26<sup>th</sup>, the filing date of your petition to appeal) or provide the ZBA with a letter outlining why no meeting has been held.

You may direct inquiries to [RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov). Please include council district and property address in subject line of all email correspondence. For additional information please visit:

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

PHILADELPHIA CITY PLANNING COMMISSION

---

PHILADELPHIA

<http://www.phila.gov/CityPlanning/projectreviews/Pages/RegisteredCommunityOrganizations.aspx>

Thank you for your cooperation.

CC: [Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov)  
[RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov)  
[RCOZBA@phila.gov](mailto:RCOZBA@phila.gov)  
[Zoning@dswca.org](mailto:Zoning@dswca.org)  
[wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com)  
[hicksrenovations@gmail.com](mailto:hicksrenovations@gmail.com)

Doc Id: 53019957

D

02/05/2016 11:28 AM Page 1 of 6



This Document Recorded Doc Id: 53019957 Doc Code: D  
02/05/2016 11:28 AM Receipt #: 16-11448  
Rec Fee: \$252.00 State RTT: \$0.00 Local RTT: \$0.00  
Records Department, City of Philadelphia PU

THIS INDENTURE Made the 4<sup>th</sup> day of February  
in the year of our Lord two thousand and sixteen (2016)

Between KIM HONG KEANG (hereinafter called the Grantor), of the one part,  
and NATALIE TANG (hereinafter called the Grantee) of the other part.

WITNESSETH that the said Grantor, for and in consideration of the sum of ---One Dollar (\$1.00)---lawful money of the United States of America unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, the Grantee's heirs and assigns

ALL THAT CERTAIN lot or piece of ground wjth messuage or tenement thereon erected.

SITUATE on the South side of Washington Avenue in the Second Ward of the City of Philadelphia, described as follows, to wit:

BEGINNING at a point on the Southerly side of Washington Avenue (100 feet wide) at the distance of 109 feet 8 inches from the Westerly side of Randolph Street (40 feet wide), thence Southwardly 61 feet 7 1/3 inches to a point; thence Westwardly 15 feet 7 inches to a point;

thence Northwardly 64 feet 10 1/6 inches to a point on the said Southerly side of Washington Avenue, thence Eastwardly along the said Southerly side of Washington Avenue 15 feet 8 inches to a point; being the first mentioned point and place of beginning. Transaction is transfer tax exempt from mother to daughter.

TOGETHER with all rights, title and interest of the Grantor Kim Hong Keang and the prior owners Clinton and Pearl Walker claim by adverse possession and/or otherwise under law, to a certain alley (formerly) located at the East side of said property; and/or the right to build over said alley at the 2<sup>nd</sup> floor and above as part of any building at 536 Washington Avenue, Philadelphia PA specifically including title to 18" of 534 Washington Avenue, Philadelphia, PA (more or less). Natalie Tang, by and through the prior owners by deed of October 28, 2003, Instrument No 50812135, as well as her own interests, declare title and right by having owned and or possessed the noted former alley since December 28, 1973, the initial date of adverse entry. Said alley was built over and possessed adversely for a period in excess of 21 years against the owners and any other party in interest as to 534 Washington Avenue, Philadelphia, PA continuously and adversely as to said former alleyway.

Being 536 Washington Avenue

Being the same property that Natalie Tang by deed dated July 12, 2012, and recorded on July 20, 2012 as Document I.D. No 52511529 in the office for the recording of deeds in the City and County of Philadelphia, Commonwealth of Pennsylvania, granted and conveyed unto Kim Hong Keang, in fee.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passageways, water-courses, rights of way, easements, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described, buildings, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, the Grantee's heirs and assigns forever.

And the said Grantee, her heirs executors and administrators does promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that she the said Grantee and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against the said Grantor and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her or any of them, shall and will **WARRANT and forever DEFEND.**

**In Witness Whereof**, the party of the first part hereunto set her hand and seal .  
Dated the day and year first above written.

**Sealed and Delivered**

IN THE PRESENCE OF US:

Address of the grantee(s)

Kim Hong Keang (SEAL)

536 WASHINGTON  
PHILA, PA 19147

[Signature]

KIM HONG KEANG

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

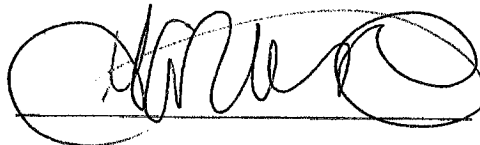
ANTHONY C. SPINELLI, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires October 29, 2019

COMMONWEALTH OF PENNSYLVANIA :

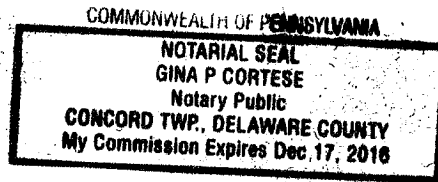
DELAWARE : SS  
COUNTY OF PHILADELPHIA :

On this the 04 day of Feb, 2016, before me a Notary Public for the Commonwealth of Pennsylvania, residing in the County of ~~Philadelphia~~ <sup>Delaware</sup>, the undersigned officer, personally appeared Kim Hong Keang, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



Notary Public





# DEED

KIM HONG KEANG

--to--

NATALIE TANG

Premises:  
536 Washington Avenue  
Philadelphia, PA

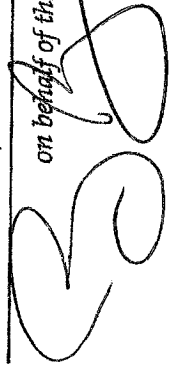
Law Offices of  
Roger F. Perry  
734 S. Fourth Street  
Philadelphia, PA 19147  
(215) 922-2094

The address of the above-named Grantee is

536 WASHINGTON AVE

PHILA, PA 19147

on behalf of the Grantee(s)



# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.	PAGE NO.
[ ]	[ ]
DATE RECORDED	[ ]
CITY TAX PAID	[ ]

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following person:**

NAME Roger F. Perry, Esq		TELEPHONE NUMBER: AREA CODE 215 922-2094	
STREET ADDRESS 734 S. Fourth Street	CITY Philadelphia	STATE PA	ZIP CODE 19147

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) Kim Hong Keang	DATE OF ACCEPTANCE OF DOCUMENT:	GRANTEE(S)/LESSEE(S) Natalie Tang
STREET ADDRESS 536 Washington Avenue		STREET ADDRESS 536 Washington Avenue
CITY Philadelphia	STATE PA	ZIP CODE 19147
		CITY Philadelphia
		STATE PA
		ZIP CODE 19147

**C. PROPERTY LOCATION**

STREET ADDRESS 536 Washington Avenue	CITY, TOWNSHIP, BOROUGH Philadelphia
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
	TAX PARCEL NUMBER 871502380

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION \$1.00	2. OTHER CONSIDERATION + \$0.00	3. TOTAL CONSIDERATION = \$1.00
4. COUNTY ASSESSED VALUE \$249,400.00	5. COMMON LEVEL RATIO FACTOR x 1.01	6. FAIR MARKET VALUE = \$251,894.00

**E. EXEMPTION DATA**

1A. PERCENTAGE OF EXEMPTION 100.0	1B. PERCENTAGE OF INTEREST CONVEYED 100.0
--------------------------------------	--

**2. Check Appropriate Box Below for Exemption Claimed**

Will or intestate succession [ ] (NAME OF DECEDENT) [ ] (ESTATE FILE NUMBER)

Transfer to Industrial Development Agency.

Transfer to agent or straw party. (Attach copy of agency/straw party agreement).

Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ [ ]

Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number [ ] Page Number [ ] Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).

Corrective deed (Attach copy of the prior deed).

Other (Please explain exemption claimed, if other than listed above.) Exempt transfer between family members.  
Transfer is from mother to daughter

*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 	DATE 2/4/16
---	----------------