

**Zoning Notice**  
**400 Reed Street**

Dear Neighbor:

October 7, 2016

- 400 Reed Street Owner LLC (400 Reed) owns and currently is developing the property at 400 Reed Street for 95 single-family houses, with each house unit having a roof deck and interior parking garage accessible by private driveways, along with other building and site improvements.
- The property is located in a RMX-2 Residential Zoning District.
- Recently, 400 Reed obtained a by-right Zoning Permit to demolish the existing house on 1434 S. 4<sup>th</sup> Street and to reconstruct it as part of, and attached to, the 400 Reed Street project, thus creating a total of 96 homes. The by-right home plan does not match the 400 Reed Street houses in height and has no garage space like all the others because 1434 S. 4<sup>th</sup> Street is located on a different zoning district (RSA-5 Residential) than 400 Reed Street (RMX-2 Residential).
- 400 Reed filed a Zoning Permit Application with the Department of Licenses & Inspections (L&I) to modify the by-right Zoning Permit for the 1434 S. 4<sup>th</sup> Street house to match the other 95 homes by adding height to the building and a one (1) car parking garage.
- In response to the Zoning Permit Application, L&I issued a Refusal Letter because the proposed height adjustment of 38 feet to 42 feet, and the addition of the garage parking space (which converted the rear open space to a driveway connected to the approved driveway for the 95 approved homes), are not permitted in RSA-5 (but are permitted in RMX-2).
- Upon receipt of the Refusal Letter, 400 Reed filed an appeal to the Philadelphia Zoning Board of Adjustment (ZBA) requesting variance relief for the matching building height and use of the rear area for the continuation of the approved driveway.
- As a neighbor within 200 feet of this property we are notifying you of this matter.
- We have contacted and notified the Dickinson Square Civic Association (Dickinson) and 1<sup>st</sup> Republican Ward of this Application. They are the Registered Community Organizations (RCO) for this property as recognized by the City.
- We also notified Councilman Mark Squilla's Office, (215) 686-3458.
- A public meeting to discuss this proposal will be held by Dickinson on October 25, 2016 at 5:00 p.m., Dickinson Square Park in the Parson's Building, 4<sup>th</sup> & Morris Streets. Please contact the RCO or your District Councilperson for more information about this meeting.
- At the same time, 400 Reed filed an appeal to the ZBA for variance relief. The ZBA hearing ate is scheduled for Wednesday, November 9, 2016, at 2:00 p.m., and will take place at 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA.
- Copies of the Zoning Permit Application for this project can be obtained from the City Planning Commission or from:

Department of Licenses and Inspections  
Attention: Cheli Dahal  
Municipal Services Building  
Philadelphia, PA 19103

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: 1<sup>st</sup> Republic Ward ([poppopc1@aol.com](mailto:poppopc1@aol.com)); Councilman Mark Squilla ([Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov)); Dickinson Square West Civic Association ([zoning@dickinsonsquarewest.org](mailto:zoning@dickinsonsquarewest.org)); Penns Port ([pennsportcivicassn@gmail.com](mailto:pennsportcivicassn@gmail.com)) Philadelphia City Planning Commission ([RCO.NOTIFICATION@phila.gov](mailto:RCO.NOTIFICATION@phila.gov))