

BROAD ST INVESTMENT, LLC
1142 South Marshall Street
Philadelphia, PA 19147

May 10, 2018

Re: 513 and 515 Sigel Street

ZBA Appeal File Date: _____
OR
CDR Referral Date: _____

Dear Registered Community Organization or Neighbors:

This is a notification 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: 513 and 515 Sigel Street, Council District #1; Zoning District RSA-5

Project Description: Application for the erection of an attached building with rear deck at the third floor level. Size and location as shown in application/plans. For use as single family household living.

Summary of Refusal: Attached are copies of the Refusals.

A public meeting to discuss this proposal will be convened by Dickinson Square West Civic Association, the Coordinating RCO, but the date, time, and place of that public meeting has not yet been set. Please contact Dickinson Square West Civic Association at Zoning@dswca.org or your District Councilperson for more information about the public meeting.

Please review the zoning posters. Please note the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment is **Wednesday, July 18, 2018 at 9:30 AM LOCATED AT 1515 Arch Street, 18th Floor, Philadelphia, PA 19102** on the issue.

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

District Council Office, Marie.Beren@phila.gov
1st Ward Republicans, poppopc1@aol.com
Dickinson Square West Civic Association Zoning, Zoning@dswca.org

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.

Sincerely,
Dennis George, Esq.
Attorney for Applicant

cc: District Council Office, Marie.Beren@phila.gov
Planning Commission, rco.notification@phila.gov
1st Ward Republicans, poppopc1@aol.com
Dickinson Square West Civic Association Zoning, Zoning@dswca.org
ZBA, rcozba@phila.gov
Broad St Investment, LLC

NOTICE OF:
 REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

 DATE OF REFUSAL
 04/17/18

 APPLICATION #
 857244

 ZONING DISTRICT(S)
 RSA-5 RESIDENTIAL DISTRICT

ADDRESS/LOCATION:

513 SIGEL STREET

APPLICANT:

 KEITH LAM
 BROAD ST INVESTMENT LLC
 (OWNER)

ADDRESS:

 1142 S MARSHALL STREET
 PHILADELPHIA, PA 19147

APPLICATION FOR:

FOR THE ERECTION OF AN ATTACHED BUILDING WITH REAR DECK AT THE THIRD FLOOR LEVEL. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING.

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)


CODE REFERENCE	PROPOSED						
14-604(4)(d)(.3)(a)	WHEREAS THE PROPOSED USE, DECK IN THE REQUIRED REAR YARD ABOVE THE FIRST STORY FULLY ABOVE GRADE, IS PROHIBITED IN THE RSA-3 ZONING DISTRICT.						
TABLE 14-701-1	<table border="0"> <tr> <td>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</td> <td>REQUIRED</td> <td>PROPOSED</td> </tr> <tr> <td>MINIMUM OPEN AREA</td> <td>25% (166 SF)</td> <td>18.75% (124.5 SF)</td> </tr> </table>	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:	REQUIRED	PROPOSED	MINIMUM OPEN AREA	25% (166 SF)	18.75% (124.5 SF)
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ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL: \$300

 Cc:
 OWNER/APPLICANT = SAME


 ANDREW KULP
 PLANS EXAMINER

 04/17/18
 DATE
NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 18TH FLOOR, 1515 ARCH STREET, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

NOTICE OF:

REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

DATE OF REFUSAL
04/17/18

APPLICATION #
868251

ZONING DISTRICT(S)
RSA-5 RESIDENTIAL DISTRICT

ADDRESS/LOCATION:

515 SIGEL STREET

APPLICANT:

KEITH LAM
BROAD ST INVESTMENT LLC
(OWNER)

ADDRESS:

1142 S MARSHALL STREET
PHILADELPHIA, PA 19147

APPLICATION FOR:

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FEE TO FILE APPEAL: \$300

****NOTE TO ZBA – SEE A/P 857244 FOR PLANS****

Cc:
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PLANS EXAMINER

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