

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

May 15, 2018

**Re: 513 and 515 Sigel Street**

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

Dickinson Square West Civic Association, the Coordinating RCO, has scheduled a PUBLIC MEETING in advance of a public hearing to discuss the project at the following date, time and location:

**Public Meeting Date & Time:** Tuesday, June 26, 2018 at 7:00 PM  
**Location:** The Parsons Building in the middle of Dickinson Square Park  
on 4th and Tasker or Morris Streets, Philadelphia, PA

The link to the Dickinson Square West Civic Association is: <https://dswca.org/posts/>

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, 18<sup>th</sup> 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](mailto:Marie.Beren@phila.gov)  
1<sup>st</sup> Ward Republicans, [poppopc1@aol.com](mailto:poppopc1@aol.com)  
Dickinson Square West Civic Association Zoning, [Zoning@dswca.org](mailto: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](mailto:Marie.Beren@phila.gov)  
Planning Commission, [rco.notification@phila.gov](mailto:rco.notification@phila.gov)  
1<sup>st</sup> Ward Republicans, [poppopc1@aol.com](mailto:poppopc1@aol.com)  
Dickinson Square West Civic Association Zoning, [Zoning@dswca.org](mailto:Zoning@dswca.org)  
ZBA, [rcozba@phila.gov](mailto:rcozba@phila.gov)  
Broad St Investment, LLC

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**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

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

REQUIRED

PROPOSED

MINIMUM OPEN AREA

25%  
(166 SF)


18.75%  
(124.5 SF)

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, 18<sup>TH</sup> 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

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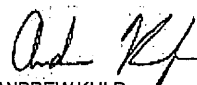
ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL: \$300

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

Cc:  
OWNER/APPLICANT = SAME

  
ANDREW KULP  
PLANS EXAMINER

04/17/18  
DATE

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