

Notice from Zoning Applicants to Queen Village Neighborhood Association and Neighbors

David S. Lambert
237 Monroe Street
Philadelphia, PA 19147

December 3, 2018

Re: 237 Monroe Street

ZBA Appeal File Date: January 16th,
2019
OR
CDR Referral Date: _____

Dear Queen Village Neighborhood Association and Neighbor:

This is a notification of a **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:


Property under review is a row home at 237 Monroe Street is approximately 100 meters to the west of the corner of S. American Street and Monroe Street which is located between 2nd and 3rd Streets in the Queen Village Neighborhood of Philadelphia, PA. The home is located in Zoning District #1.

Project Description:

The project under review by the Zoning Board of Adjustments (ZBA) and the Queen Village Neighborhood Association (QVNA) is the addition of an above ground deck with stairs to the back yard patio along with a 2nd floor balcony off the master bedroom in the back of the home. The variance approval being sought for the property involves the inclusion of steps down from the deck only down to the ground (i.e., to grade). These steps will access the property's backyard which is surround on all sides by neighboring walls and is inaccessible to all other parties. Additionally, the addition will not lead to obstructed views and will not be visible from any street view. A copy of the zoning application and initial refusal are included below or can be found at the following website:

<https://www.phila.gov/li/zoning-appeals/#/filter/2018-12-03/2019-06-03>

Summary of Refusal:

<p align="center">NOTICE OF:</p> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	<p align="center">CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102</p>	DATE OF REFUSAL 9-21-2018	APPLICATION # 908176
		ZONING DISTRICT(S) RM-1	
ADDRESS/LOCATION: 237 MONROE STREET, PHILADELPHIA, PA 19147			
APPLICANT: DAVID LAMBERT		ADDRESS: 237 MONROE STREET	
APPLICATION FOR: DECK ADDITION TO SECOND FLOOR AND ADDITION OF BALCONY TO THIRD FLOOR OF EXISTING SINGLE FAMILY DWELLING. SIZE AND LOCATION AS SHOWN ON PLANS.			
<p align="center">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)</p>			
<p><u>CODE REFERENCE</u></p> <p><u>TABLE</u></p> <p>14-604 (4)(.1)</p>	<p><u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u></p> <p>STEPS ARE PROHIBITED FROM THE GROUND TO THE DECK ON ATTACHED BUILDING.</p>		
ONE (1) USE REFUSAL FEE TO FILE APPEAL: \$125.55 NOTES TO THE ZBA: CC: (OWNER)			
		 _____ DAVID CELLINI PLANS EXAMINER	9-21-2018 _____ DATE
<p><u>NOTICE TO APPLICANT:</u> AN APPEAL FROM THIS DECISION MUST BE MADE TO THE DEPARTMENT OF PLANNING & DEVELOPEMENT, ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.</p>			

Queen Village Neighborhood Association (QVNA) which is the coordinating registered community organization (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: December 13th, 7:30pm

Location: Joynture, 417 South Street, Philadelphia, PA 19147

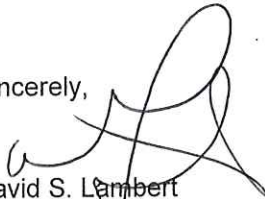
Please review the zoning poster which are to be displayed 20 (twenty) days prior to the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 on January 16th at 9:30am.

For reference, contact information for the QVNA Zoning Committee and District Councilperson is provided as follows:

1. Queen Village Zoning Committee Chair – Peter Pivan (ppiven@aol.com)
2. District Council Office Contact – Marie.Beren@phila.gov or Sean.McMonagle@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.

Sincerely,



David S. Lambert
237 Monroe St
Philadelphia PA 19147

