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June 6, 2017

Via Hand Delivery

Dear Property Owner:

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 Address: 3300 Conrad Street
Philadelphia, PA 19129

Zoning Classification: RSA-5

Application: For the erection of an attached structure (maximum height NTE 38 feet) with cellar and an accessory roof deck for residential use only with roof access by a pilot house and roof deck at rear second floor portion. Use for household single-family dwelling and one (1) off-street interior parking space. Size and location as shown on the application.

Summary of Refusal: The proposed use, accessory off-street parking (front accessed) is prohibited in this zoning district.

A public meeting to discuss this proposal will be convened on June 21, 2017 at 7:00 p.m. at the Enterprise Center which is located at Philadelphia University, Downs Hall, 4201 Henry Avenue, Philadelphia, Pennsylvania 19144. Please contact the East Falls Community Council at toddbaylson@gmail.com, the 38th Democratic Ward at tw7780186@aol.com, the 38th Republican Ward at lbs@temple.edu, the East Falls Forward at zoning@eastfallsforward.org, or your District Councilperson for more information about the public meeting. For your information, the contact person for your District Councilperson is Joshua Cohen and you may reach him at joshua.cohen@phila.gov.

Please review the zoning posters for the date of the PUBLIC HEARING to be held by the City of Philadelphia's Zoning Board of Adjustment located at 1515 Arch Street, 18th Floor, Philadelphia, Pennsylvania 19102 on the issue.

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.

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As always, if you wish to discuss this further, please feel free to contact me.

Sincerely,



Alan Nochumson

cc: Joshua Cohen (via e-mail)
Philadelphia Planning Commission (via e-mail)
East Falls Community Council (via e-mail)
38th Democratic Ward (via e-mail)
38th Republican Ward (via e-mail)
East Falls Forward (via e-mail)
Zoning Board of Adjustment (via e-mail)