



133 West Washington Lane
Philadelphia, Pennsylvania 19144
May 3, 2023

Nochumson P.C.
123 South Broad Street
Suite 1600
Philadelphia, PA 19109

4/19/23

ZBA Appeal File Date: 2/7/23
OR
Appeal No: MI-2023-000838

Re: 133 West Washington Lane

Dear Registered Community Organization or 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:
133 West Washington Lane, Philadelphia, Pennsylvania 19144; Council district 8; RSA-3
Project Description:
Please see attached Notice of Refusal
Summary of Refusal:
Please see attached Notice of Refusal

The West Mount Airy Neighbors, Inc. as Coordinating RCO has scheduled a PUBLIC ZOOM MEETING in advance of a public hearing to discuss the project at the following date, time, and location:

Public Meeting Date & Time: May 3, 2023, at 7:00 p.m.

To join the Zoom meeting by computer or tablet:

<https://us02zoom.us/j/888584982147pwd=skhZMcZmVvY9YVVDV0VjZSc0Z0UWRvdz09>.

To join the Zoom meeting by telephone: dial (646) 558-8656.

The meeting ID is 888 5849 8214 and the passcode is 336724.

Please review the zoning posters for the date of the ZBA Virtual Meeting to be held by the City of Philadelphia Zoning Board of Adjustment hosted on the Zoom platform and accessible to the public over the internet and by telephone. To attend, please visit <https://us02zoom.us/j/888584982147pwd=skhZMcZmVvY9YVVDV0VjZSc0Z0UWRvdz09> or, on your telephone, dial (646) 876-9923 and the Webinar ID is 820 8829 2595 and the password is 634842.

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

Charles Richardson (Charles.Richardson@phila.gov)
West Mount Airy Neighbors, Inc. (Josephine.g.winter@gmail.com)
Friends of the Wissahickon (titmann@fow.org)
59th Democratic Ward (petwiones@gmail.com)

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,
Alan Nochumson, Esquire

cc: Charles Richardson (Charles.Richardson@phila.gov)
West Mount Airy Neighbors, Inc. (Josephine.g.winter@gmail.com)
Friends of the Wissahickon (titmann@fow.org)
59th Democratic Ward (petwiones@gmail.com)
Planning Commission (pco.notification@phila.gov)
ZBA (rczba@phila.gov)



Notice of: Refusal Referral

Application Number: ZP-2023-000915	Zoning District(s): RSAs	Date of Refusal: 2/7/2023
Address/Location: 133 W WASHINGTON LN, Philadelphia, PA 19144-2613	Parcel (PWD Record)	Page Number Page 1 of 1
Applicant Name: Alan Nochumson DBA: Nochumson P.C.	Applicant Address: 123 S. Broad Street Suite 1600 Philadelphia, PA 19109 USA	Civic Design Review? N

FOR A MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4) DWELLING UNITS) IN AN EXISTING STRUCTURE.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s)	Code Section Title(s)	Reason for Refusal:	REQUIRED	PROPOSED
TABLE 44-202-1	USES ALLOWED IN RESIDENTIAL DISTRICT	THE PROPOSED MULTI-FAMILY HOUSEHOLD LIVING IS PROHIBITED IN THIS ZONING DISTRICT	4	0
TABLE 94-802-1	REQUIRED PARKING AT RESIDENTIAL DISTRICT	REQUIRED PARKING SPACES	4	0

TWO (2) USE REFUSALS

Fee to file Appeal: \$300

NOTED TO THE ZBA.

NO SIGN ON THIS APPLICATION

DARCEL OWENS
KING CALSKAN

Chels Baker

SHELDON DAVIS
PLANS EXAMINER

2/7/2023
DATE SIGNED