

Notice from Zoning Applicants to RCOs and Neighbors
(Coordinating RCO Has Scheduled the Public Community Meeting)

Lorraine E. Feldman & Jacob B. Sitkin
608 W. Phil Ellena Street, Unit 1B
Philadelphia, PA 19119-3526

Peter J. Tantala, P.E.
6200 Frankford Avenue
Philadelphia, PA 19135-3400

May 10, 2023

Re: 608 W. Phil Ellena St – Unit 1B

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 Owner:

*Lorraine E. Feldman & Jacob B. Sitkin
608 W. Phil Ellena St – Unit 1B
Philadelphia, PA 19119-3526*

Property Description:

The above property is a 1750 sq ft condo on the ground floor of the 8-unit condo building located in Philadelphia council district 8, in an RSD-3 Residential District, near the intersection of Greene St and W. Phil Ellena St one block from the intersection of Green St and Lincoln Drive.

Project Description:

The project for which a zoning variance is being sought is to remove the current breezeway between the kitchen door and the fire-tower door and replace that with a 157 sq ft balcony which will face the existing car park structure behind the condo building. The balcony shall be constructed from steel beams, a steel pan, poured concrete, and metal railings. The maximum occupied area in the RSD-3 Residential District is 30%. The proposed balcony extension expands the occupied area from 38.5% (6044.12 sq. ft.) to 39.5% (6201.11 sq. ft.).

Please see attached Summary of Refusal:



Notice of: **Refusal** **Referral**

Application Number: ZP-2022-010967	Zoning District(s): RSD3	Date of Refusal: 1/10/2023
Address/Location: 608 W PHIL ELLENA ST, Philadelphia, PA 19119-3509		Page Number Page 1 of 1
Applicant Name: Peter Tantala	Applicant Address: 6200 FRANKFORD AVE, PHILADELPHIA, PA 19135	Civic Design Review? N

Application for:

For the extension of an existing balcony at the rear of the second floor of an existing detached structure, size and location as shown on plan/application. Extended balcony accessory to existing use of Multi-Family Household Living (Eight (8) Dwelling Units).

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:
14-604(14)(d)	Balconies.	the maximum extension of a balcony from an exterior wall of the building is four (4) feet, whereas the portion of the balcony highlighted here extends out from the exterior wall up to 7 feet, 2 inches.
Table 14-602-1	Uses Allowed in Residential Districts	The existing use, Multi-Family Household Living, was previously granted by the ZBA, and is being expanded, and therefore requires a variance from the ZBA.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	The maximum occupied area in the RSD-3 Residential District is 30%, and the proposed balcony extension expands the occupied area from 38.5% (6044.12 sq. ft.) to 39.5% (6201.11 sq. ft.).

ONE (1) USE REFUSAL
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:


Balcony Extension is for **Unit B-1** only.

See AP#040720079, Cal#05-0140, ZBA granted variance on 4/27/2005 for a balcony extension to Unit A-2, with proviso that applicants get Art Commission approval.

Parcel Owner:

608 PHIL-ELLENA ASSOCIATES (Condo Association)

JACOB B. SITKIN & LORRAINE E. FELDMAN (Owners of Unit B-1)
997 McNair Drive
Lansdale, PA 19446

	1/10/2023 DATE SIGNED
MATTHEW WOJCIK PLANS EXAMINER	

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

West Mount Airy Neighbors, Inc. as 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: WMAN's July Zoning Meeting - July 5, 2023 @ 7:00pm Eastern Time (US & Canada)

Location: *Virtual Meeting*

Join Zoom Meeting

<https://us02web.zoom.us/j/89442199083?pwd=Y2g4dXJKUUIJODBWME5MQ0wrSFZQQT09>

Meeting ID: 894 4219 9083

Passcode: 487352

One tap mobile

+13126266799,,89442199083#,,,,*487352# US (Chicago)

+16465588656,,89442199083#,,,,*487352# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Meeting ID: 894 4219 9083

Passcode: 487352

Find your local number: <https://us02web.zoom.us/j/89442199083?pwd=Y2g4dXJKUUIJODBWME5MQ0wrSFZQQT09>

NOTE: if you send an email to sitkinj@gmail.com we will gladly send you these links so that you need not type them in.

Please review the zoning posters for 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 (or online, via Zoom) on the issue. The ZBA hearing date, along with hearing access instructions, can also be found at the ZBA hearing calendar site, here: <https://www.phila.gov/zba/appeals-calendar>

(<https://li.phila.gov/zba-appeals-calendar/appeal?from=5-8-2023&to=8-31-2023®ion=cd%3A8&keyword=608%20W%20PHIL%20ELLENA%20ST&Id=ZP-2022-010967>)

The ZBA's meetings have moved online and will follow the new [regulations for virtual hearings \(PDF\)](#). All meetings will be held on [Zoom](#). You may also call +1 (646) 876-9923 (webinar ID 820 8829 2595 and password 634842). For detailed instructions on [joining the live hearing](#), see the [meeting instructions \(PDF\)](#). Previous [ZBA](#) appeals hearings can also be viewed online.

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

Philadelphia District Council 8:

Charles Richardson – Zoning Specialist/Constituent Services Representative

(215) 686-3424

Charles.Richardson@Phila.gov

West Mount Airy Neighbors, Inc.

Josephine Winter

(215) 523-5320

josephine.g.winter@gmail.com

Friends of the Wissahickon

Ruffian Tittman

(215) 247-0417

tittmann@fow.org

22nd Ward Democratic RCO

Christine Foster

(215) 370-2891

fosterchristine01@yahoo.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,

Jacob B. Sitkin on behalf of:

Peter Tantala - Applicant

cc: *District Council Office contact*

Planning Commission - rco.notification@phila.gov

Each affected RCO including the Coordinating RCO

ZBA at rcozba@phila.gov