

Mark Hannallah  
216 W Durand St.,  
Philadelphia, PA 19119  
Nov 12, 2026  
Re: 216 W Durand St., Philadelphia, PA 19119

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 Owner:** Mark Hannallah  
216 W Durand St., Philadelphia, PA 19119

**Property Description:** A row home on Durand St., off the cross street Cresheim Rd, located in Council District 8.

**Project Description:** Given the rowhome has a driveway which feeds into the garage at the back, along with an AC unit on the other side, pillars for the deck must be placed within 18in of the property line and therefore requires a variance. This pattern is consistent with decks in the neighborhood.

The applicant and the coordinating RCO have 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 3, 2025 at 7pm
- Location: <https://bit.ly/WOMANzoningmeeting>

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, 18 th 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>

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

- 22nd Ward Democratic RCO | [cefoster15@gmail.com](mailto:cefoster15@gmail.com)
- Friends of the Wissahickon | [marley@fow.org](mailto:marley@fow.org)
- West Mount Airy Neighbors Inc. | [josephine.g.winter@gmail.com](mailto:josephine.g.winter@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,  
Mark Hannallah