

Nochumson P.C.
1 South Broad Street
Suite 1000
Philadelphia, PA 19107

6/17/26

ZBA Appeal File Date: 4/16/26
OR
Appeal No.: MI-2026-002262

Re: 1021 West Horticter Street

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:

1021 West Horticter Street, Philadelphia, Pennsylvania 19119 Council district 4; Zoning RSD-1

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 MEETING** in advance of a public hearing to discuss the project at the following date, time, and location:

Public Meeting Date & Time: July 1, 2026, at 7:00 p.m.

To join the Zoom meeting by computer or tablet:

<https://bit.ly/WMANzoningmeeting>

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://us02web.zoom.us/webinar/register/WN_0YCr-8pyQ-W_4o0Fc57Bsg 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:

Joshua Cohen (joshua.cohen@phila.gov)
21st Ward Democratic Committee (dems21stward@gmail.com)
Friends of the Wissahickon (stevenson@fow.org)
West Mount Airy Neighbors Inc. (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,
Alan Nochumson, Esquire

cc: Joshua Cohen (joshua.cohen@phila.gov)
21st Ward Democratic Committee (dems21stward@gmail.com)
Friends of the Wissahickon (stevenson@fow.org)
West Mount Airy Neighbors Inc. (josephine.g.winter@gmail.com)
Planning Commission (rco.notification@phila.gov)
ZBA (rcozba@phila.gov)



Notice of: Refusal Referral

Application Number: ZP-2026-002901	Zoning District(s): RSD1	Date of Refusal: 4/16/2026
Address/Location: 1021 W HORTTTER ST, Philadelphia, PA 19119-3706 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Alan Nochumson DBA: Nochumson P.C.	Applicant Address: 123 South Broad St Suite 1000 Philadelphia, PA 19107 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A GATE IN THE FRONT YARD OF AN EXISTING DETACHED STRUCTURE. NO CHANGE TO ANY EXISTING USES. SIZE AND LOCATION AS SHOWN IN APPLICATION PLANS.

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:
Section 14-706(3)(b)	Fencing and Walls	Whereas any fence located nearer to the lot line than the required building setback or the actual distance of the building from the lot line (whichever is greater), shall be no more than four ft. in height and no more than fifty percent (50%) opaque, and a 6 ft 8 in. gate is proposed.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$125

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

MURPHY ANTHONY, GORDON SOPHYA

Zoning Overlay District:
Open Space and Natural Resources - Steep Slope Protection | Wissahickon Watershed Impervious Coverage Restriction Determination Requires Additional Analysis Contact Planning Commission at planning@phila.gov | NIS Narcotics Injection Sites Overlay District | FDO Fourth District Overlay District - Fourth District Area | WWO Wissahickon Watershed Overlay District | Wissahickon Watershed Impervious Coverage Restriction 20%


CHIERIKA UGWU
PLANS EXAMINER
4/16/2026
DATE SIGNED



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Use Current Price List (Notice 123)

Duplicate Copy

Number of Identical Weight Pieces **17**

Class of Mail **First**

Postage for Each Mailpiece Paid Verified

Number of Pieces to the Pound

Total Number of Pounds

Total Postage Paid for Mailpieces **\$12.58**

Fee Paid

Mailed For

1021 West Horter Street

Mailed By

Nochumson P.C.

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage[®], or (uncanceled) postage stamps here in payment of total fee due.

Acceptance ~~empl~~ affixed (by round).

If payment of total paid by Permit for PostalOne![®] Transaction Number here: _____



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properties

ADDRESS	CITY	STATE	ZIP	
1008 W HORTTER ST	Philadelphia	PA	19119	
1013-15 W UPSAL ST	Philadelphia	PA	19119	
1014-20 W HORTTER ST	Philadelphia	PA	19119	
1015 W HORTTER ST	Philadelphia	PA	19119	
1019 W UPSAL ST	Philadelphia	PA	19119	
1021 W HORTTER ST	Philadelphia	PA	19119	
6525 PARK LINE DR	Philadelphia	PA	19119	
6600 WISSAHICKON AVE	Philadelphia	PA	19119	
6601 SPRINGBANK ST	Philadelphia	PA	19119	
6606 SPRINGBANK ST	Philadelphia	PA	19119	
6608R WISSAHICKON AVE	Philadelphia	PA	19119	
6609 SPRINGBANK ST	Philadelphia	PA	19119	
6610 WISSAHICKON AVE	Philadelphia	PA	19119	
6640 WISSAHICKON AVE	Philadelphia	PA	19119	
6699 SPRINGBANK ST	Philadelphia	PA	19119	
6700 WISSAHICKON AVE	Philadelphia	PA	19119	
6701 SPRINGBANK ST	Philadelphia	PA	19119	