



47-49 West Highland Avenue  
Philadelphia, Pennsylvania 19118  
April 15, 2025

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**Exhibit 1**  
**Notice of Refusal**

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

<b>Application Number:</b> ZP-2024-012930	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>1/7/2025</b>
<b>Address/Location:</b> 47-49 W HIGHLAND AVE, Philadelphia, PA 19118-3309 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Alan Nochumson DBA: Nochumson P.C.	<b>Applicant Address:</b> 1 South Broad St Suite 1000 Philadelphia, PA 19107 USA	<b>Civic Design Review?</b> N

Application for:

FOR USE MULTI-FAMILY (THREE (3) DWELLING UNITS) HOUSEHOLD LIVING IN A DETACHED 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](http://www.phila.gov).)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-Family (Three (3) Dwelling Units) Household Living, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

HIGHLAND AVENUE ASSOCIATE

<b>Zoning Overlay District:</b> /NIS Narcotics Injection Sites Overlay District EDO Eighth District Overlay District Open Space and Natural Resources - Steep Slope Protection WWO Wissahickon Watershed Overlay District
--

*Jose Figueiredo*

Jose Figueiredo  
PLANS EXAMINER

1/7/2025  
DATE SIGNED

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

**Exhibit 2**  
**Petition**

PETITION

I hereby support the governmental application filed by the owner of 47-49 West Highland Avenue, Philadelphia, Pennsylvania 19118 which is currently before the Zoning Board of Adjustment for the proposed use, multi-family household living (three units) within an existing detached structure, as per the attached Notice of Refusal.

<u>Name</u>	<u>Address</u>	<u>Contact Information</u>	<u>Support/Non-Opposition</u>
<u>Wm. J. Rooney</u>	<u>47 W Highland Ave,</u>	<u>215-806-2108</u>	<u>support</u>
<u>Melissa Ferrel</u>	<u>8530 Germantown Ave</u>	<u>267 252 1653</u>	<u>Support</u>
<u>Wendy Hill</u>	<u>44 W. Highland Ave</u>		<u>Support</u>
<u>Jimmy J. Puck Jr</u>	<u>102 W. Highland Ave</u>		<u>Support</u>
<u>Lauren Kiss</u>	<u>48 W. Highland Ave</u>	<u>215-527-9590</u>	<u>Support</u>
<u>Cybil Cross</u>	<u>218 W. Highland Ave</u>		<u>Support</u>
<u>Evan Wicinski</u>	<u>150 W. Evergreen Ave</u>	<u>817-722-1664</u>	<u>Support</u>
<u>Casandra Keen</u>	<u>150 W Evergreen Ave</u>	<u>408 201 4580</u>	<u>Support</u>
<u>Helen Rountree</u>	<u>60 W Evergreen</u>	<u>510-318-6736</u>	<u>Support</u>
<u>Charmo Whitehead</u>	<u>761 W. Highland</u>	<u>215-685-9299</u>	<u>Support</u>
<u>Randolph Waddell</u>	<u>5611 Pennington St</u>	<u>267-767-4895</u>	<u>Support</u>

**Exhibit 3**  
**Property History**

## Property History

Permits, licenses, violations & appeals by address

[L&I dashboard](#) / [Property history](#) / [47-49 W HIGHLAND AVE](#) / [Business license: 219582](#)

3202 RENTAL

Inactive

**LICENSE NUMBER: 219582**

**L&I District: NORTH**

**OPA Account #: 092205400**

47 W HIGHLAND AVE

Philadelphia, PA 19118-3309

<b>License number</b>	219582
<b>License type</b>	3202 Rental (3 Units)
<b>Rental category</b>	Not Available
<b>Status</b>	Inactive
<b>Date issued</b>	Mar 15, 2004
<b>Inactive date</b>	Apr 29, 2017
<b>Business mailing address</b>	HIGHLAND AVENUE ASSOCIATE 521 PLYMOUTH RD SUITE 118 PLYMOUTH MEETING, PA 19462 USA
<b>Owner contact address</b>	
<b>Owner contact address 2</b>	
<b>Contact type</b>	Company



ZONING DIVISION,  
1223, City Hall Annex.

ZONING APPLICATION . . . . .

DATE. . . . . 5-12-42

Premises Located . . . . . 47-49 W. Highland Ave. . . . .

Present Use (Number of Families) . . . . . Vacant

Proposed (Number of Families) . . . . . 3

Date of First Application . . . . . —

Premises <sup>Does</sup> comply with area requirements of Act of June 11, 1915 for proposed use.

Remarks . . . . . ~~Does Not~~ No Additions

DIVISION OF HOUSING & SANITATION

For . . . . . H. R. [Signature] [Signature]

**Exhibit 4**  
**Office of Property Assessment Records**

47-49 W HIGHLAND AVE

PHILADELPHIA, PA 19118-3309

**Owner**

HIGHLAND AVENUE ASSOCIATE

**OPA Account Number**

092205400

**Mailing Address**

Depetris Joseph  
10 Woodlane Dr  
Moorestown NJ 08057

Property assessment and sale information

Assessed Value	\$661,300
Sale Date	12/31/1999
Sale Price	\$1

Office of Property Assessment (OPA) was formerly part of the Board of Revision of Taxes (BRT) and some City records may still use that name. Source: [Office of Property Assessment \(OPA\). \(https://www.phila.gov/opa/pages/default.aspx\)](https://www.phila.gov/opa/pages/default.aspx)

Valuation History

Taxable and exempt land values can represent the contributory value of land in relation to the total market value, or were no structure is present, the value of vacant land. (Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land.)

To report issues or ask questions regarding your 2025 property assessment, call [\(215\) 686-9200](tel:2156869200) or visit [www.phila.gov/opa](https://www.phila.gov/opa).

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2025	\$661,300	\$132,260	\$529,040	\$0	\$0
2024	\$258,100	\$51,620	\$206,480	\$0	\$0
2023	\$258,100	\$51,620	\$206,480	\$0	\$0
2022	\$373,500	\$56,025	\$317,475	\$0	\$0
2021	\$373,500	\$56,025	\$317,475	\$0	\$0
2020	\$373,500	\$56,025	\$317,475	\$0	\$0
2019	\$368,500	\$55,275	\$313,225	\$0	\$0

<b>Year</b>	<b>Market Value</b>	<b>Taxable Land</b>	<b>Taxable Improvement</b>	<b>Exempt Land</b>	<b>Exempt Improvement</b>
2018	\$338,000	\$50,700	\$287,300	\$0	\$0
2017	\$338,000	\$50,700	\$287,300	\$0	\$0
2016	\$338,000	\$152,163	\$185,837	\$0	\$0
2015	\$338,000	\$152,163	\$185,837	\$0	\$0

Sales History (1)

<b>Date</b>	<b>Adjusted Total</b>	<b>Grantees</b>	<b>Grantors</b>	<b>Doc Id</b>
12/31/1999	\$1	HIGHLAND AVENUE ASSOCIATES LLC	DEPETRIS JOSEPH A	50205319

## Property Details

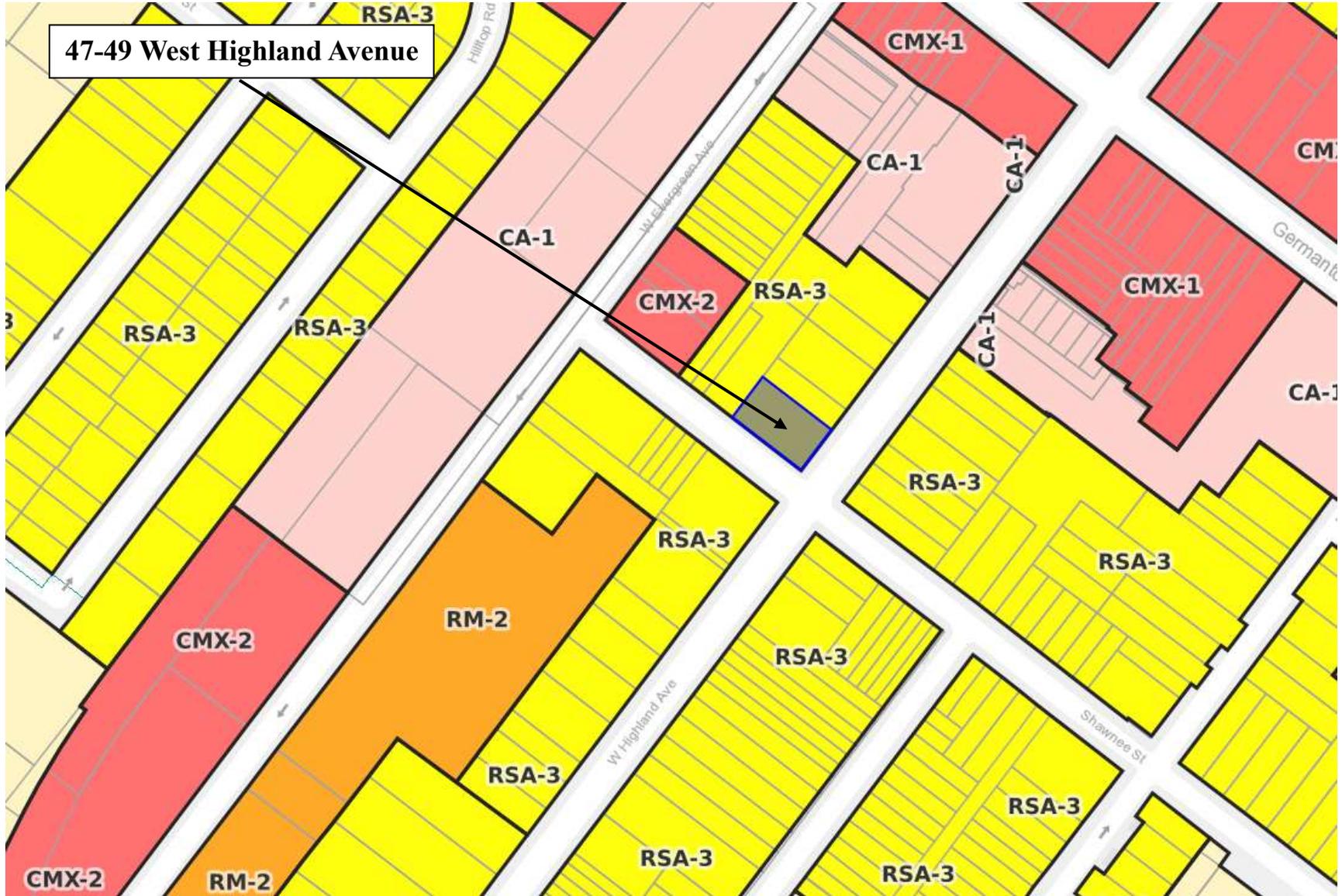
Property characteristics described below are included for convenience, but may not reflect the most recent conditions at the property. For all property questions, [submit an official inquiry](#).

[https://opainquiry.phila.gov/opa.apps/help/Proplnq.aspx?acct\\_num=092205400](https://opainquiry.phila.gov/opa.apps/help/Proplnq.aspx?acct_num=092205400) or call OPA at [\(215\) 686-9200](tel:215-686-9200) (tel:+12156869200).

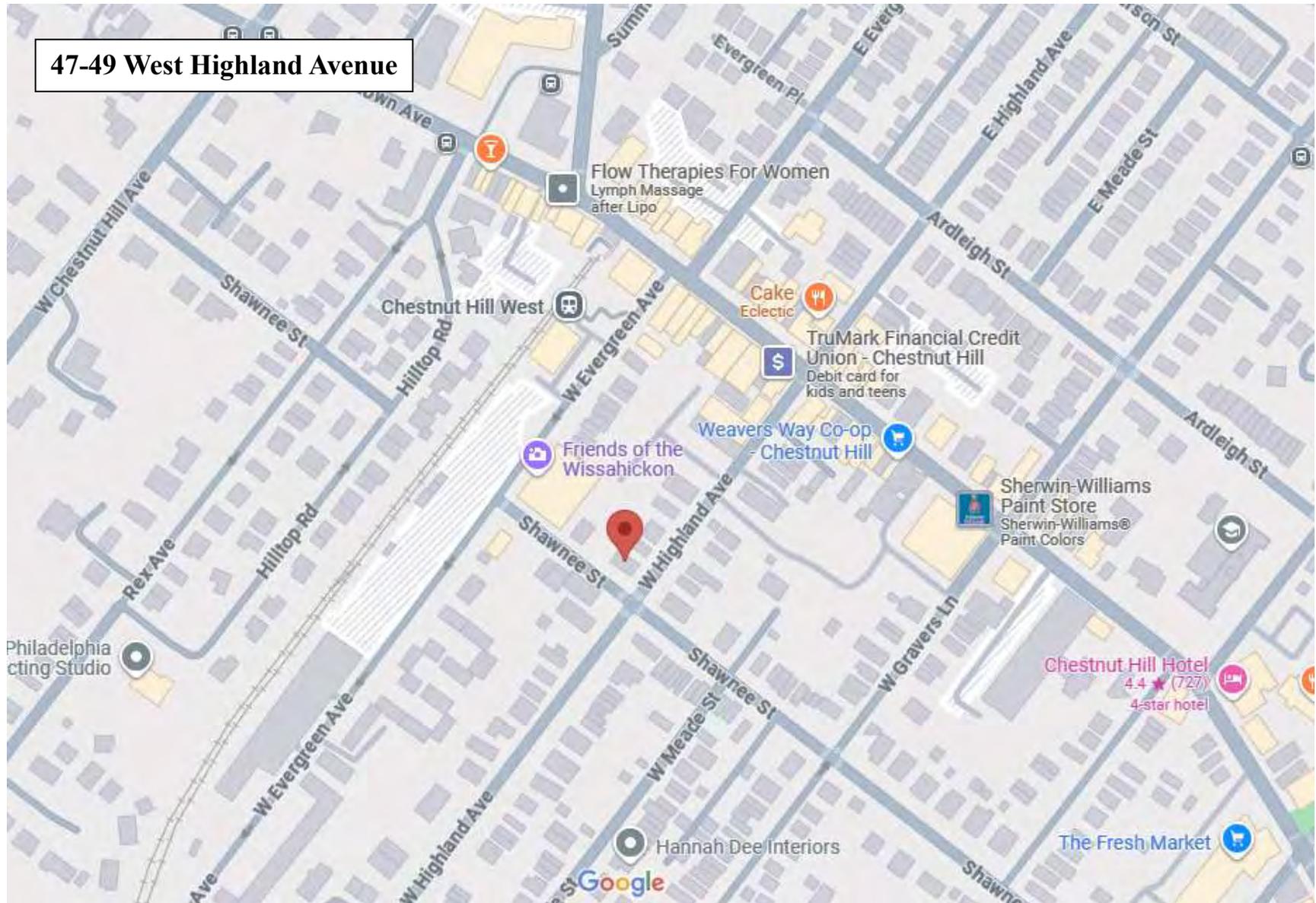
Year Built	1925 (estimated)
Building Description	DET CONV APT 2 STY MAS+OT
Building Condition	Average
Number of Stories	2 stories
Number of Rooms	Not Available
Features	Full Unfinished basement No fireplace No garage
Heating and Utilities	Duct (heated air) heaters No central air Sewer type n/a
Lot Size	6,774 sq ft
Improvement Area	2,832 sq ft
Frontage	63 ft
Beginning Point	NEC OF SHAWNEE STREET
Zoning	<b>RSA3-Residential Single Family Attached-3</b> <a href="https://atlas.phila.gov/47-49%20W%20HIGHLAND%20AVE/zoning.">↗(https://atlas.phila.gov/47-49%20W%20HIGHLAND%20AVE/zoning.)</a>
OPA Account Number	092205400
OPA Address	47-49 W Highland Ave
Homestead Exemption	No

**Exhibit 5**  
**Zoning Map, etc.**

47-49 West Highland Avenue



47-49 West Highland Avenue



**Exhibit 6**  
**Photographs**

47-49 West Highland Avenue – Front of Property – From West Highland Avenue



47-49 West Highland Avenue – Side of Property – From Shawnee Street



West Highland Street – To Right of Property



West Highland Street – To Left of Property



Shawnee Street – To Right of Property

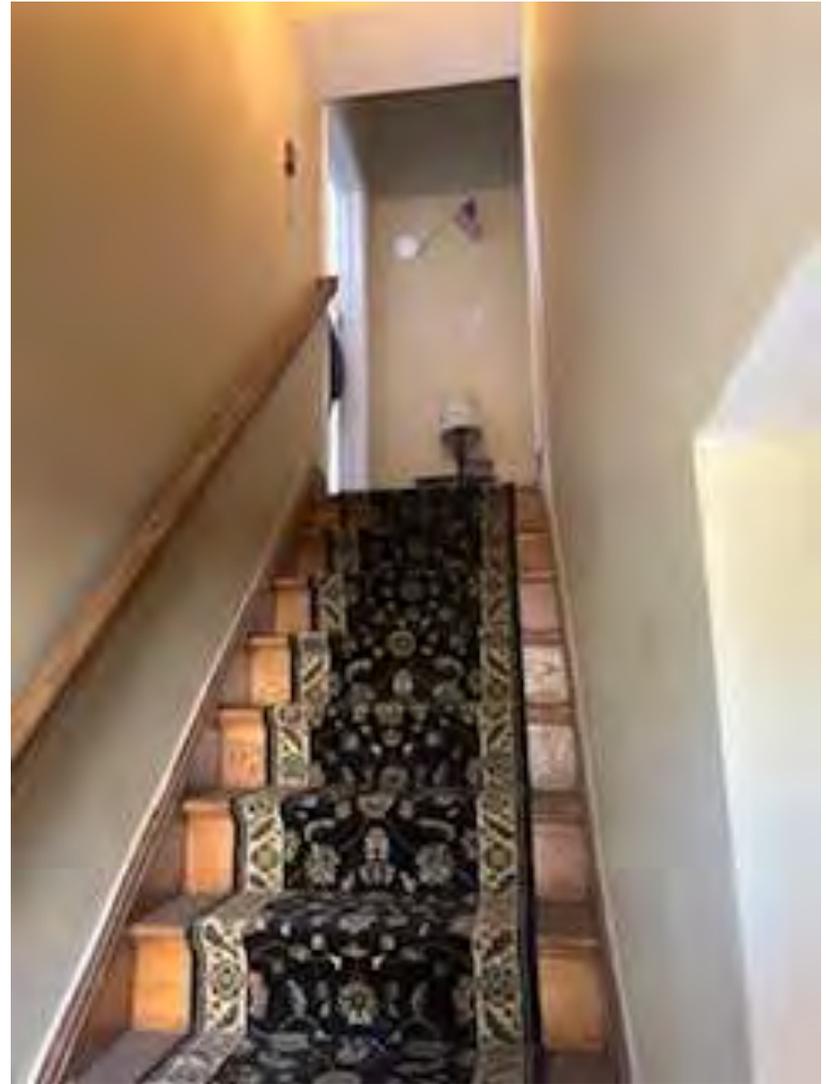


Shawnee Street – To Left of Property

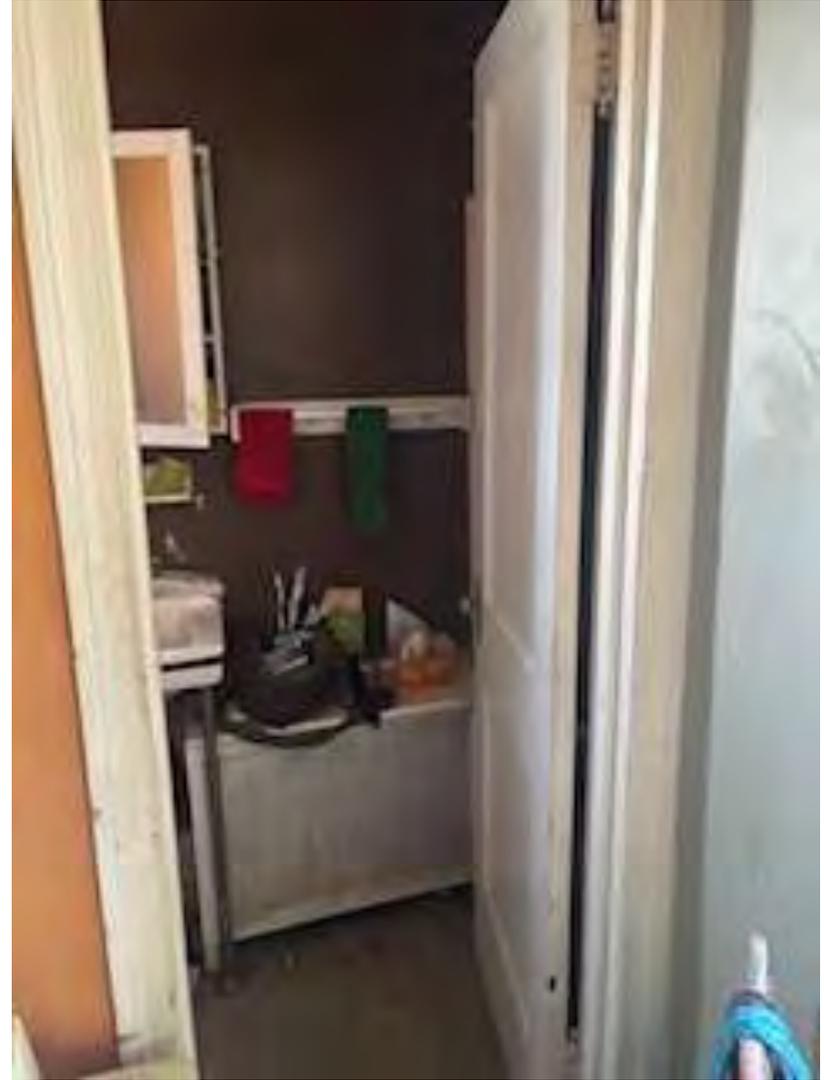


**Exhibit 7**  
**Interior Photographs**

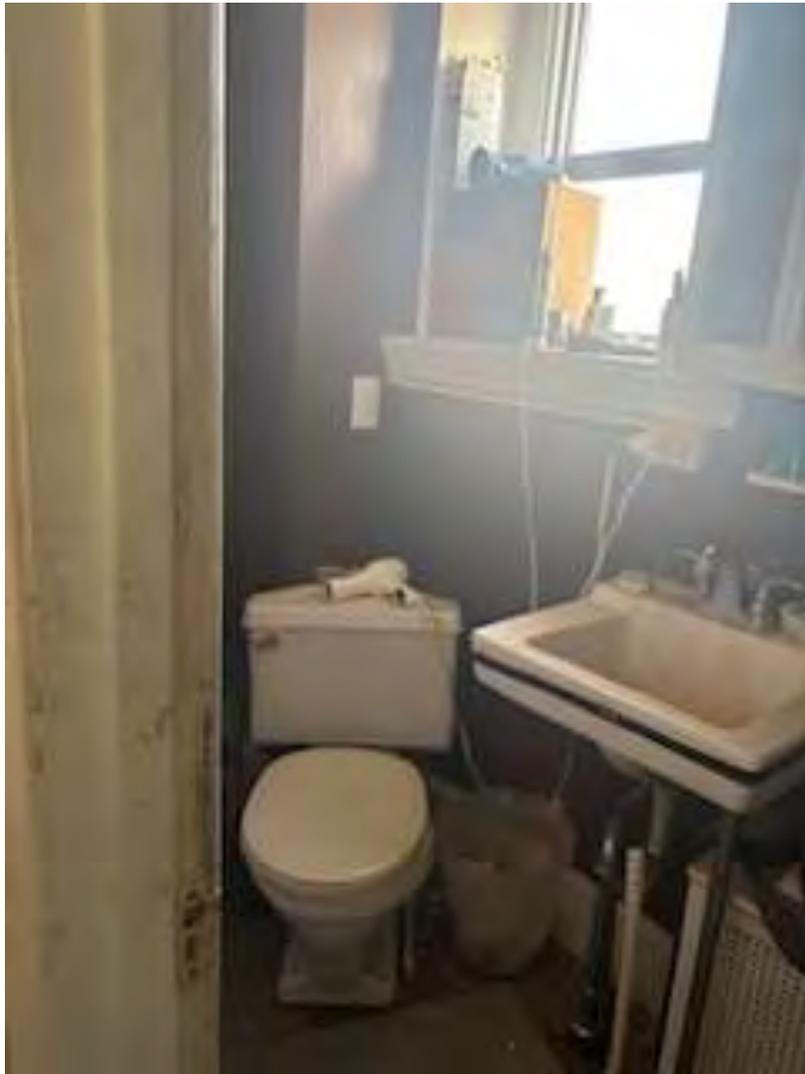
47-49 West Highland Avenue – Interior Photographs



47-49 West Highland Avenue – Interior Photographs



47-49 West Highland Avenue – Interior Photographs



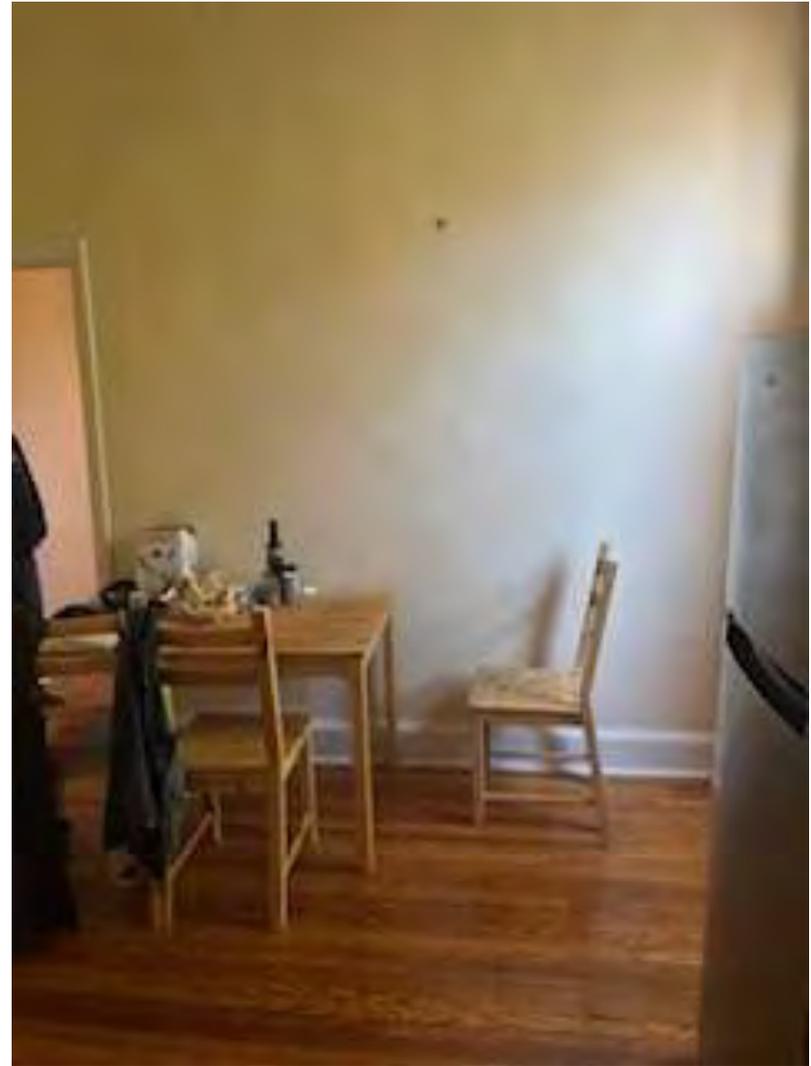
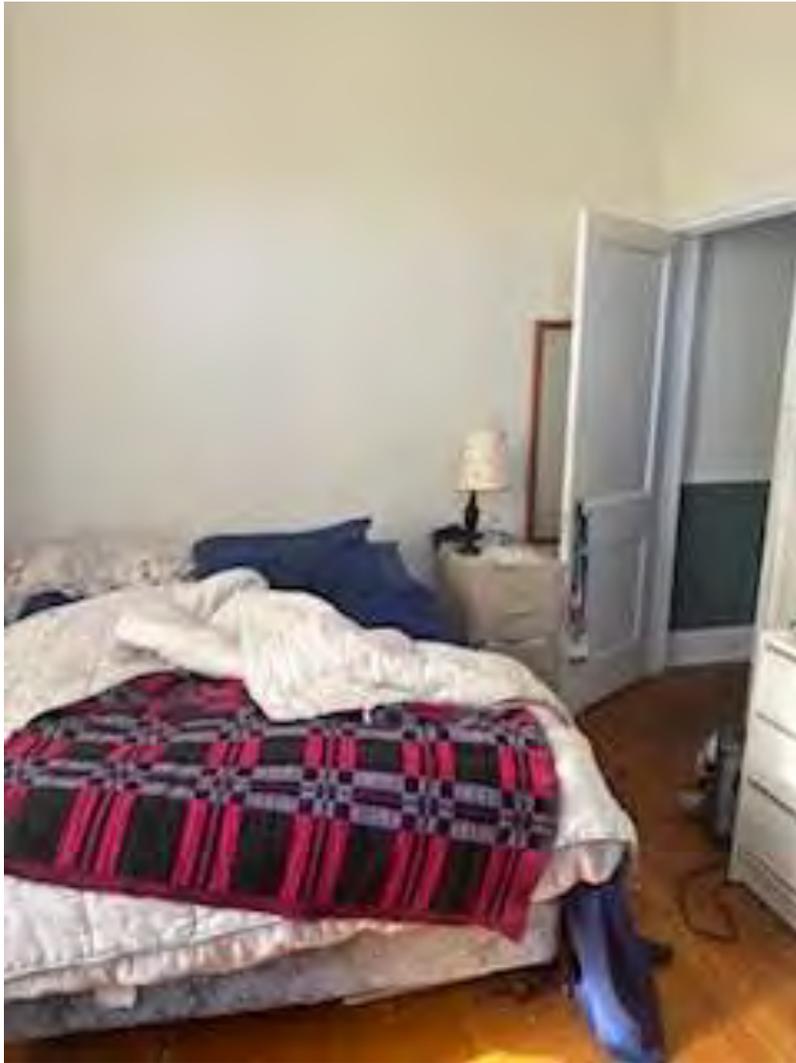
47-49 West Highland Avenue – Interior Photographs



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47-49 West Highland Avenue – Interior Photographs



47-49 West Highland Avenue – Existing Utilities



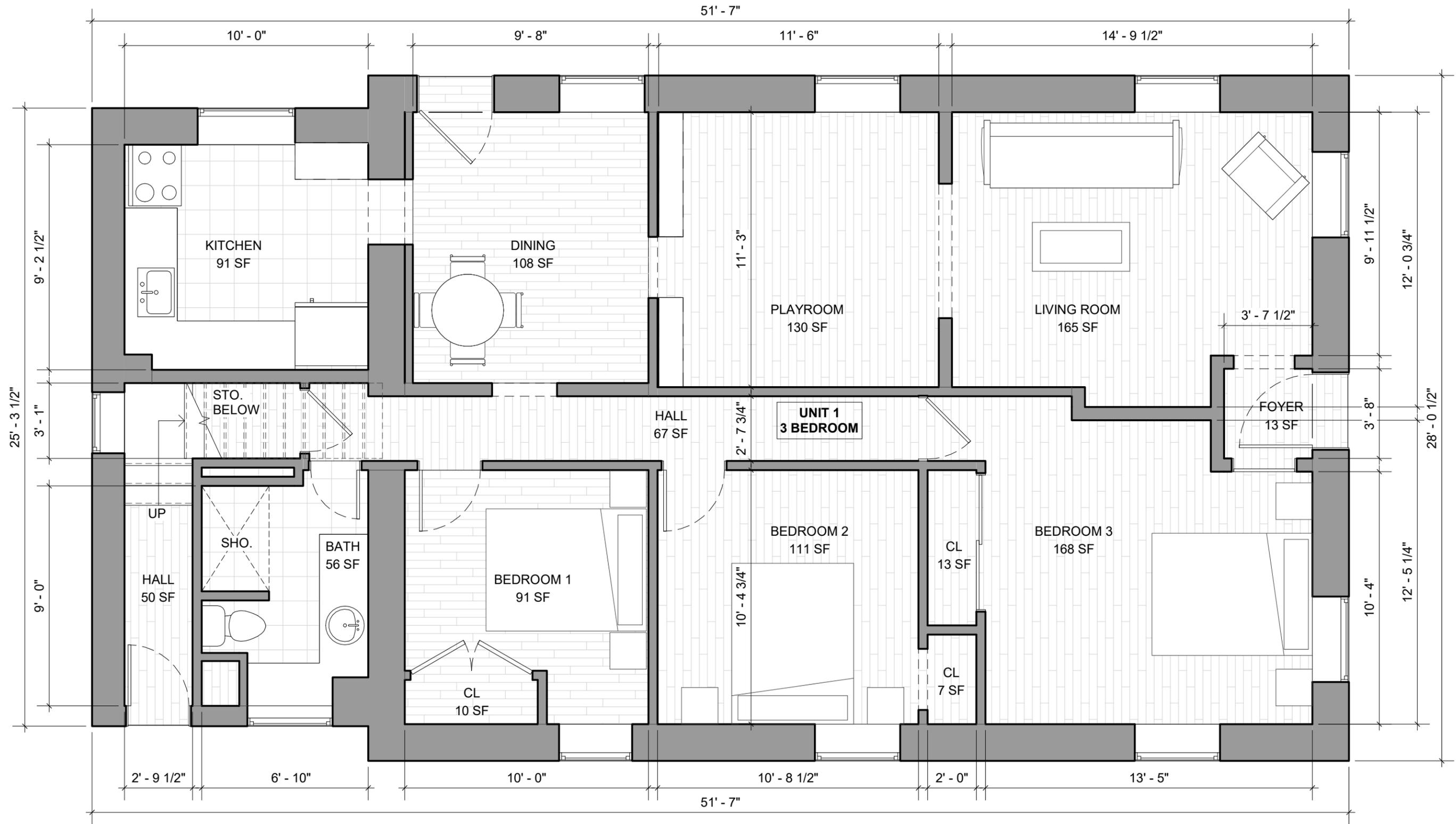
47-49 West Highland Avenue – Existing Utilities



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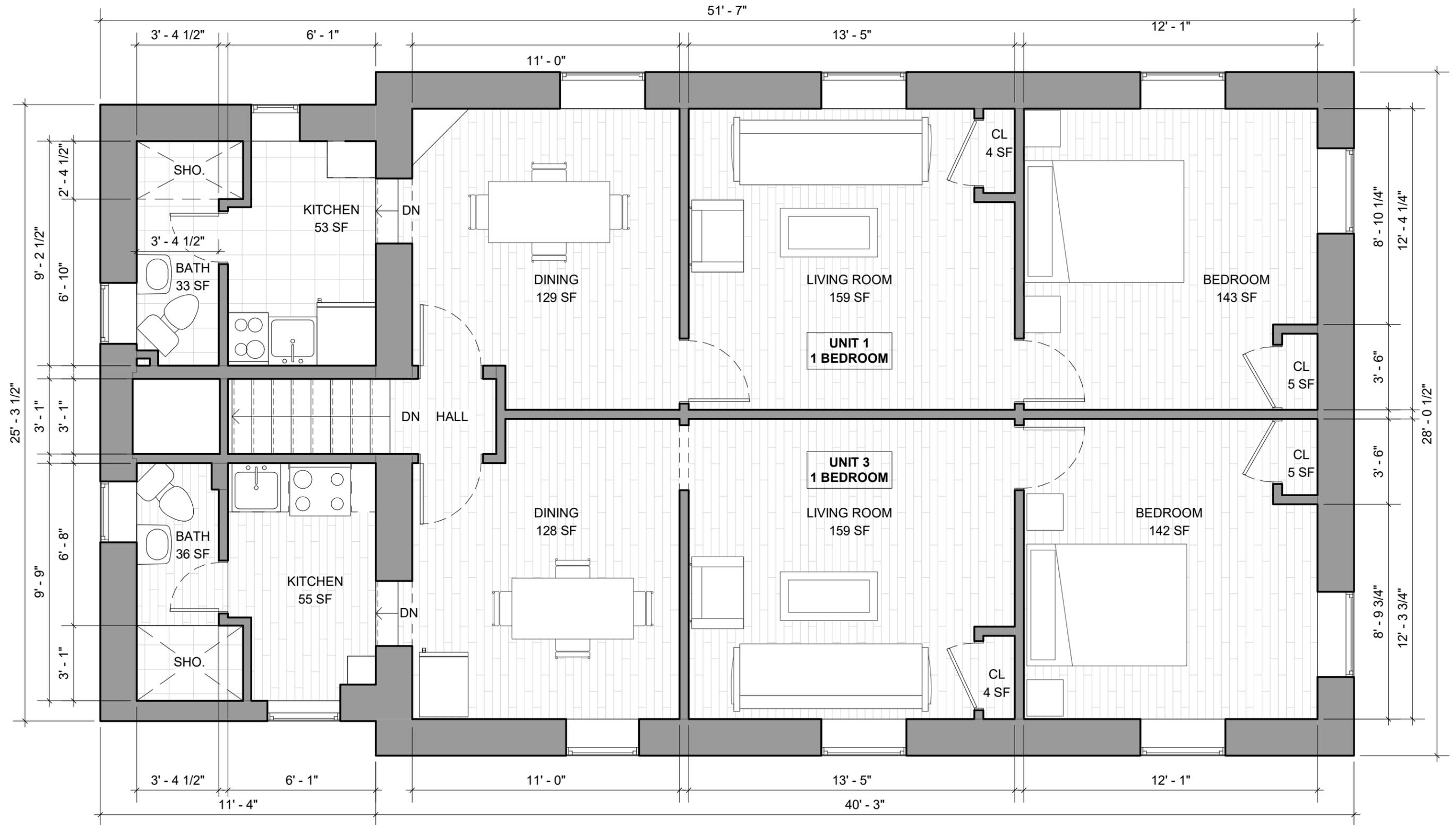


**Exhibit 8**  
**Architectural Plans and Drawings**



EXISTING FIRST FLOOR PLAN

03/31/2025



EXISTING SECOND FLOOR PLAN

03/31/2025

**Exhibit 9**  
**RCO Meeting Notice**

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

4/1/25

ZBA Appeal File Date: 1/9/25  
OR  
Appeal No.: MI-2025-000448

Re: 47-49 West Highland Avenue

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:**

47-49 West Highland Avenue, Philadelphia, Pennsylvania 19118; Council district 8; Zoning RSA-3

**Project Description:**

Please see attached Notice of Refusal

**Summary of Refusal:**

Please see attached Notice of Refusal

The Chestnut Hill Community Association 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:** April 15, 2025, at 7:00 p.m.

To register for the Zoom meeting: <https://us02web.zoom.us/join/joinMeeting?meetingRef=MI-2025-000448>

Alternatively, for your convenience, please see below for a QR code to the link above

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/join/joinMeeting?meetingRef=MI-2025-000448> 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)
- Chestnut Hill Conservancy (patricia@patriciacove.com)
- Friends of the Wissahickon (tittmann@fow.org)
- Chestnut Hill Community Association (rco-chca@chestnuthill.org)
- Chestnut Hill Business Improvement District (conell@chestnuthillpa.com)
- Chestnut Hill Forward (tyler@chforward.org)

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)
- Chestnut Hill Conservancy (patricia@patriciacove.com)
- Friends of the Wissahickon (tittmann@fow.org)
- Chestnut Hill Community Association (rco-chca@chestnuthill.org)
- Chestnut Hill Business Improvement District (conell@chestnuthillpa.com)
- Chestnut Hill Forward (tyler@chforward.org)
- Planning Commission (rco.notification@phila.gov)
- ZBA (rcozba@phila.gov)



Notice of:  Refusal  Referral

Application Number: ZP-2024-012930	Zoning District(s): RSA3	Date of Refusal: 1/7/2025
Address/Location: 47-49 W HIGHLAND AVE, Philadelphia, PA 19118-3309 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Alan Nochumson DBA: Nochumson P.C.		Applicant Address: 1 South Broad St Suite 1000 Philadelphia, PA 19107 USA
		Civic Design Review? N

Application for:

FOR USE MULTI-FAMILY (THREE (3) DWELLING UNITS) HOUSEHOLD LIVING IN A DETACHED 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](http://www.phila.gov).)

Code Section(s)	Code Section Title(s)	Reason for Refusal
Table 14-602-1	Use Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-Family (Three (3) Dwelling Units) Household Living, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

HIGHLAND AVENUE ASSOCIATE

Zoning Overlay District:  
/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District/Open Space and Natural Resources - Steep Slope Protection/WWO Wissahickon Watershed Overlay District

*Jose Figueiredo*

Jose Figueiredo  
PLANS EXAMINER

1/7/2025  
DATE SIGNED

## Nicholas Slatoff

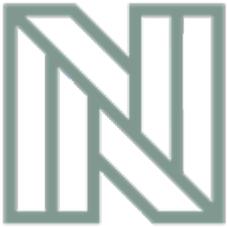
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**From:** Nicholas Slatoff  
**Sent:** Tuesday, April 1, 2025 3:27 PM  
**To:** Charles Richardson (Other); patricia@patriciacove.com; tittmann@fow.org; rco-chca@chestnuthill.org; coneill@chestnuthillpa.com; tyler@chforward.org; RCO Notification (Other); Unknown Unknown (Other)  
**Cc:** Alan Nochumson; Alex Goldberg  
**Subject:** 47 West Highland Avenue RCO Notice  
**Attachments:** 47\_west\_highland\_avenue\_RCO\_notice\_MAILED\_040125.pdf

All,

Please see attached.

Thank you,



### **Nicholas Slatoff | Nochumson P.C.**

1 South Broad Street, Suite 1000, Philadelphia, PA 19107

Phone: (484) 226-0903 | Fax: (215) 399-1347

[nicholas.slatoff@nochumson.com](mailto:nicholas.slatoff@nochumson.com) | [www.nochumson.com](http://www.nochumson.com)



This message is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message solely to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone or return e-mail.

**RCO NOTIFICATION FOR ZONING APPLICATIONS**

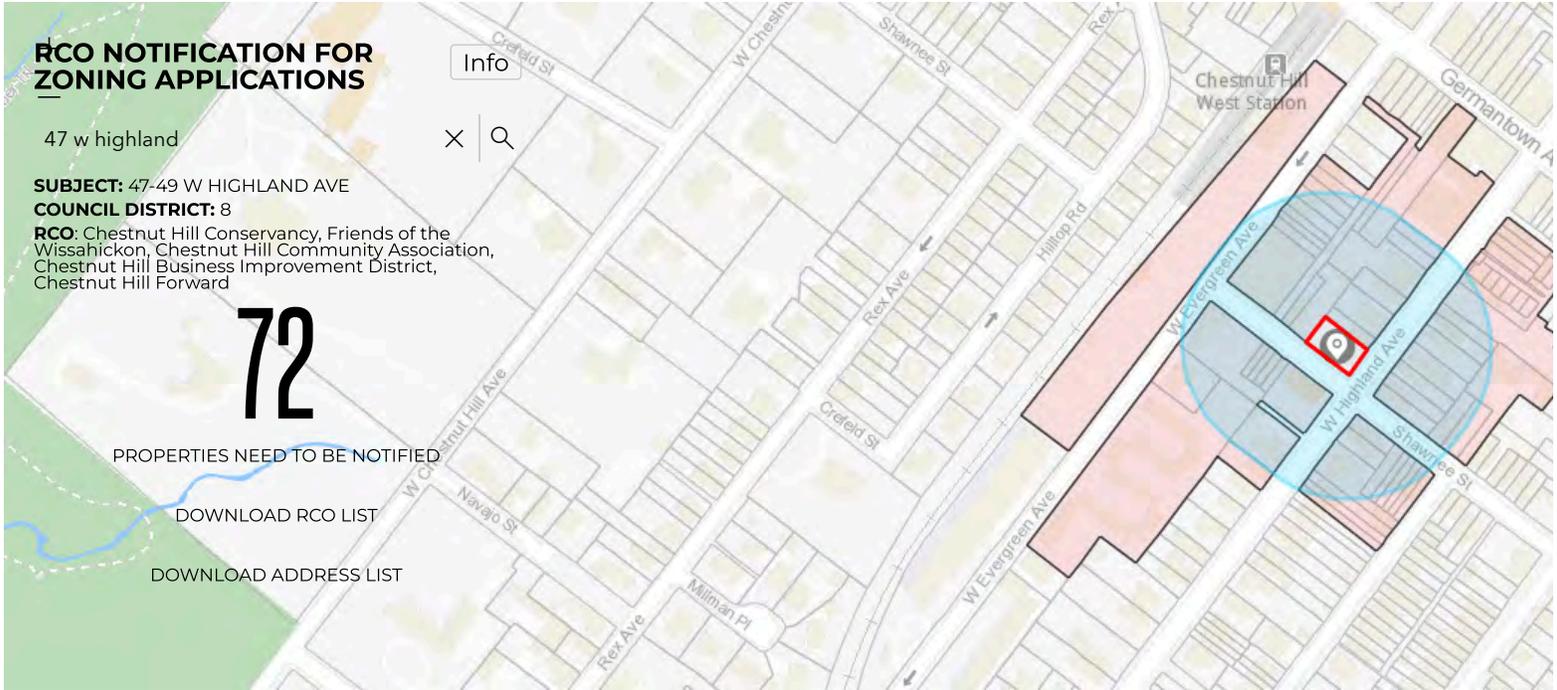
47 w highland

**SUBJECT:** 47-49 W HIGHLAND AVE  
**COUNCIL DISTRICT:** 8  
**RCO:** Chestnut Hill Conservancy, Friends of the Wissahickon, Chestnut Hill Community Association, Chestnut Hill Business Improvement District, Chestnut Hill Forward

**72**  
 PROPERTIES NEED TO BE NOTIFIED

[DOWNLOAD RCO LIST](#)

[DOWNLOAD ADDRESS LIST](#)



Powered by Esri



Contact Planning and Development

[RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov)  
(215)-683-4615

Connect with Planning and Development



Property Owner	30 W HIGHLAND AVE 2	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 3	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 4	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 8	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 5	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 1	Philadelphia	PA	19118
Property Owner	46 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	48 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	50 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 7	Philadelphia	PA	19118
Property Owner	8514 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	106 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	39 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	8513 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	102 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	35 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	26 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	20 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	119 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	123 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	30 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8430 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	116 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	36 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	8518 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	38 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	32 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8424 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	29 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	8421 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	8434 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	27 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	43 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	25 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	44 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	8512 GERMANTOWN AVE	Philadelphia	PA	19118
Property Owner	9 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	38 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8423 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	8518R GERMANTOWN AVE	Philadelphia	PA	19118
Property Owner	24 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	16 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	114 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	8432 SHAWNEE ST	Philadelphia	PA	19118

Property Owner	40 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8400 GERMANTOWN AVE	Philadelphia	PA	19118
Property Owner	8512 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	14 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	47 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	101 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	8516 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	18 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	28 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	100 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8426 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	8515 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	112 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	116 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	36 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8425 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	34 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	100 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	9 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8428 SHAWNEE ST	Philadelphia	PA	19118
Property Owner	124 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	8 W EVERGREEN AVE	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 10	Philadelphia	PA	19118
Property Owner	40 W HIGHLAND AVE	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 6	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 11	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 12	Philadelphia	PA	19118
Property Owner	30 W HIGHLAND AVE 9	Philadelphia	PA	19118



# 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

Duplicate Copy

Use Current Price List (Notice 123)

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
49	First	<input type="checkbox"/> Verified	

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
	\$33.81	

Mailed For: 47 West Highland Avenue  
 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 employee must cancel postage affixed (by round-date) at the

If payment of total fee due is paid by Permit Imprint, include PostalOne!® Transaction N



0000

U.S. POSTAGE PAID  
 PHILADELPHIA, PA  
 19110  
 APR 01, 25  
 AMOUNT  
**\$12.50**  
 S2324A500261-15





# 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

Duplicate Copy

Use Current Price List (Notice 123)

Number of Identical Weight Pieces **23**

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 **\$15.87**

Fee Paid

Mailed For **47 West Highland Avenue**

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 employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due paid by Permit Imprint, in PostalOne!® Transactor



**Exhibit 10**  
**Indenture**

# This Indenture, Made the

21 day of December in the year of our Lord  
one thousand nine hundred and ninety-nine (1999),

**Between**

JOSEPH A. DEPETRIS  
10 Woodland Drive  
Moorestown, New Jersey 08057

(hereinafter called the Grantor), Party of the First Part,

**AND**

HIGHLAND AVENUE ASSOCIATES, L.L.C.  
c/o Joseph A. DePetris  
10 Woodlane Drive  
Moorestown, New Jersey 08057  
(hereinafter called the Grantee), Party

of the second part: **Witnesseth,** That the said part y of the first part, for and in  
consideration of the sum of ONE DOLLAR AND NO CENTS (\$1.00)

lawful money of the United States of America, well and truly paid by the said party of the second part  
to the said part y of the first part, at and before the ensembling and delivery of these presents, the receipt  
whereof is hereby acknowledged, has granted, bargained, sold, aliened, entfeoffed, released, conveyed and  
confirmed and by these presents does grant, bargain, sell, alien, entfeaff, release, convey and confirm  
unto the said part y of the second part, its heirs and assigns.

SEE ATTACHED SCHEDULE A.



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01/29/2001 01:52PM

This Document Recorded  
01/29/2001 State RTT: 1,502.62 Doc Id: 50205319  
01:52PM Local RTT: 4,507.85 Receipt #: 72873  
Doc Code: D Commissioner of Records, City of Philadelphia Rec Fee: 48.50

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name: **Arthur A. DiPadova, Esquire** Telephone Number: **856 795-7744**  
 Street Address: **76 Euclid Avenue, 3rd Floor** City: **Haddonfield,** State: **New Jersey** Zip Code: **08033**

**B TRANSFER DATA** Date of Acceptance of Document  
 Grantor(s)/Lessor(s): **Joseph A. DePetris** Grantee(s)/Lessee(s): **Highland Avenue Associates, LLC**  
 Street Address: **10 Woodlane Drive** Street Address: **47 Highland Avenue**  
 City: **Moorestown** State: **New Jersey** Zip Code: **08057** City: **Philadelphia** State: **Pennsylvania** Zip Code: \_\_\_\_\_

**C PROPERTY LOCATION**  
 Street Address: **47 to 49 W. Highland Avenue** City, Township, Borough: **Philadelphia**  
 Country: **Philadelphia** Senator District: \_\_\_\_\_ Tax Parcel Number: **42540 00047**

**D VALUATION DATA**

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value \$43,808.00	5. Common Level Ratio Factor x 3.43	6. Fair Market Value = \$150,261.44

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
---------------------------------	-------------------------------------

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: *Joseph A. DePetris* Date: **11-18-99**

(SEE REV



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SCHEDULE A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Twenty-second Ward of the City of Philadelphia and described according to a survey and plan thereof made on the Sixteenth day of June A.D. 1924, by George H. Wentz, Esquire, Acting Surveyor and Regulator of the Ninth District of the said City as follows:- \_\_\_\_\_

BEGINNING at a point formed by the intersection of the Northwesterly side of Highland Avenue (Sixty feet wide) with the Northeasterly side of Shawnee Street (Fifty feet wide); thence extending Northwestwardly along the said side of Shawnee Street One hundred and eight feet five and one-eighth inches to a point; thence extending North forty-one degrees twenty-eight minutes thirty-three seconds East Sixty-one feet ten and one-eighth inches to a point; thence extending South forty-eight degrees thirty-nine minutes forty seconds East One hundred and eight feet three and three-eighths inches to a point on the said side of Highland Avenue; and thence extending Southwestwardly along the said side of Highland Avenue Sixty-two feet eight and three-fourths inches to the first mentioned point and place of beginning. BEING Nos. 47 and 49 West Highland Avenue, Philadelphia. \_\_\_\_\_

BEING THE SAME LAND AND PREMISES which Chestnut Hill Mutual Building and Loan Association, a Pennsylvania Corporation, granted and conveyed unto JOSEPH A. DEPETRIS, by Deed dated May 28, 1942, and filed June 9, 1942 in the Office of the Recorder of Deeds for the County of Philadelphia, in Deed Book D.W.H. No. 1588,  
Page 57&c.



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**Together** with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: **And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, at, in, and to the said premises, with the appurtenances:**

**To have and to hold** the said premises, with all and singular the appurtenances unto the said party of the second part, its heir and assigns, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns forever,

**And** the said Grantor, for himself, his heirs, executors and administrators, do es by these presents, covenant, grant and agree, to and with the said party of the second part, its heirs and assigns forever, that the said Grantor, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its heirs and assigns, against the said Grantor, his heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them,

**SHALL and WILL**

**WARRANT and forever DEFEND.**

In witness whereof, the said party of the first part to these presents hereunto set his hand and seal. Dated the day and year first above written.

**Signed, Sealed and Delivered }  
IN THE PRESENCE OF US**

*Frank L. Shomer*

*Joseph A. DePetris*  
JOSEPH A. DEPETRIS



Received, the day of the date of the above Indenture of the above named **JOSEPH DEPETRIS.**

State of *NEW JERSEY*  
County of *CAMDEN* } ss.

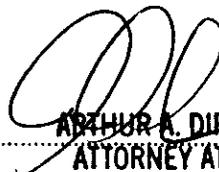
On the *31<sup>st</sup>* day of *DECEMBER*, 1999, before me,

the undersigned officer, personally appeared **JOSEPH DEPETRIS**

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee  
is *10 Woodlane Drive*  
*Moorestown, New Jersey 08057*  
On behalf of the Grantee

  
**ARTHUR A. DIPADOVA**  
**ATTORNEY AT LAW**  
**NEW JERSEY**  
Title of Officer

**Deed.**

JOSEPH DePETRIS,

Grantor

TO

HIGHLAND AVENUE ASSOCIATES, LLC,

Grantee

1994 John C. Clark Co., Phila. 734

THIS DEED PREPARED BY AND RETURN TO:  
ARTHUR A. DIPADOVA, ESQUIRE  
KULZER & DIPADOVA, P.A.  
76 Euclid Avenue, 3rd Floor  
Haddonfield, NJ 08033  
(856) 795-7744

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Page: 5 of 5  
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Recorded, in the Office for the Recording of Deeds in and for

page in Deed Book &c. No.

Witness my hand and seal of Office this

day of Anno Domini 19

Recorder  
Deputy Recorder

**Exhibit 11**  
**Application for Appeal**

City of Philadelphia Zoning Board of Adjustment



# Application for Appeal

CALENDAR # \_\_\_\_\_ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA  
Department of Planning & Development  
Zoning Board of Adjustment  
One Parkway Building  
1515 Arch St, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

47-49 West Highland Avenue

PROPERTY OWNER'S NAME:

Highland Avenue Associate

PHONE #: (215) 399-1346

E-MAIL: zoning@nochumson.com

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

47-49 West Highland Avenue  
Philadelphia, PA 19118

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

Alan Nochumson, Esquire

FIRM/COMPANY:

Nochumson P.C.

PHONE #: (215) 600-2851

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

1 South Broad Street  
Suite 1000  
Philadelphia, PA 19107

E-MAIL: alan.nochumson@nochumson.com

RELATIONSHIP TO OWNER:  TENANT/LESEE  ATTORNEY  DESIGN PROFESSIONAL  CONTRACTOR  EXPEDITOR  OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2024-012930

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

The property owner seeks a de minimus variance of the Philadelphia Zoning Code for the subject property under the circumstances.

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

The property owner seeks a de minimus variance of the Philadelphia Zoning Code for the subject property under the circumstances.

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

No. The proposed variance will not substantially increase congestion in the public streets, especially as compared to how it would enhance the character and nature of the neighborhood through the intended property development.

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties? Explain.

No. The proposed variance will not substantially or permanently harm the use of neighboring properties or impair an adequate supply of light and air to those properties. Rather, the intended property development will enhance the character and nature of the neighborhood as a whole.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

No. The proposed variance will not substantially increase traffic congestion in the public streets or place an undue burden on public utilities or facilities.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding? Explain.

No. The proposed variance will not create environmental damage, erosion, or siltation or increase the danger of flooding in the neighborhood.

REASONS FOR APPEAL:

Based upon the reasons set forth herein and any additional ones asserted at the hearing, this Application should be granted.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature:  Date: 1 / 9 / 2025  
MONTH DATE YEAR

City of Philadelphia  
Zoning Board of Adjustment  
**Application for Appeal**

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

<b>Application Number:</b> ZP-2024-012930	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>1/7/2025</b>
<b>Address/Location:</b> 47-49 W HIGHLAND AVE, Philadelphia, PA 19118-3309 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Alan Nochumson DBA: Nochumson P.C.	<b>Applicant Address:</b> 1 South Broad St Suite 1000 Philadelphia, PA 19107 USA	<b>Civic Design Review?</b> N

Application for:

FOR USE MULTI-FAMILY (THREE (3) DWELLING UNITS) HOUSEHOLD LIVING IN A DETACHED 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](http://www.phila.gov).)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-Family (Three (3) Dwelling Units) Household Living, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

HIGHLAND AVENUE ASSOCIATE

**Zoning Overlay District:**  
/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District/Open Space and Natural Resources - Steep Slope Protection/WWO Wissahickon Watershed Overlay District

*Jose Figueiredo*

Jose Figueiredo  
PLANS EXAMINER

1/7/2025  
DATE SIGNED

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



# Project Information Form

Applicants must also complete a **Project Information Form (PIF)**.

This form can be found at: <https://forms.phila.gov/form/project-information-form/>.

You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork.

**NOTE: THE ZBA WILL NOT ACCEPT YOUR APPEAL PAPERWORK WITHOUT A COMPLETED PROJECT INFORMATION FORM.**

This requirement can be found in Section §14-303 (15)(a)(.3)(.A) of the Philadelphia Code, "an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."

# City of Philadelphia Project Information Form

## PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

**View all projects** submissions.

**PRINT YOUR FORM**

## Applicant Information

### Address of Development Project

47-49 W HIGHLAND AVE

### Council District #

8

### Name of Applicant

Alan Nochumson

### Zoning Application Number

2024012930

### Address of Applicant

1 South Broad Street  
Suite 1000  
Philadelphia, PA 19107

## Contact Information

### Is the contact person the same as applicant?

- Yes

### Name of Contact Person

Alan Nochumson

### Phone Number of Contact Person

(215) 399-1346

### Email Address of Contact Person

zoning@nochumson.com

## Project Information

### Is your project exclusively residential?

Yes

### Does your project contain three or fewer units?

Yes

## Sign & Submit

### Agreement:

- I understand that all information submitted on this form is public information.

### Printed Name of Applicant

Alan Nochumson

### Please sign with the Initials of the Applicant

AN

**Date**

01/09/2025

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