

PROPOSED NEW RESIDENTIAL COMMUNITY IN CHESTNUT HILL

100-102 E. Mermaid Lane, Philadelphia, PA 19118

February 9, 2026

BONITATIBUS ARCHITECTS



DEVELOPMENT REVIEW COMMITTEE APPLICATION for Review of Zoning Variances and Special Exceptions

This is not to be completed online. Please DOWNLOAD this form.

If you have applied for a Zoning Permit from the Philadelphia Department of Licenses and Inspections and received a Refusal or Referral, you may choose to file an appeal. If you do, you will be referred to the Chestnut Hill Community Association for RCO review. To initiate that process we ask you to fill out this application, and submit it to us, along with a copy of the Refusal or Referral, your Appeal, plans (site, floor, elevation), photographs of the property and surrounding area, and any other documentation you feel would be helpful)..

Please send this information to RCO-CHCA@chestnuthill.org or deliver it to 8434 Germantown Avenue, 19118 If you have questions, please call the Executive Director at Town Hall (215-248-8811) or e-mail RCO-CHCA@chestnuthill.org. In order to be included on our meeting agendas, you need to initiate contact with us no less than 8 days in advance of the next DRC meeting, which is held on the third Tuesday of every month.

The CHCA review process provides opportunities for your application to be reviewed by professionals, community members and organizations, over the course of 3-5 regularly-scheduled meetings. The process typically spans 37-44 days. Occasionally, revisions are requested that may lengthen the process. Participation in the review process is the only way your application can receive a letter of support from the CHCA Board.

We appreciate your submitting this information early in your process, even preliminary to having a ZBA hearing date. The sooner we hear from you, the better we are able to help you in this process. We look forward to meeting with you, and helping you make a positive contribution to Chestnut Hill. Thank you.

Please DOWNLOAD this form; PRINT or TYPE and complete only the applicable sections:

1) Date of Application: _____ February 9, 2026

2) Statement of Subject: Briefly describe the development or project that you are proposing

Applicant proposes the complete demolition of all existing structures on the lot at 102 E.

Mermaid Lane, and for the selective demolition and construction of an addition to the existing
meeting house on 100 E. Mermaid Lane; and for the relocation of Lot Lines to consolidate two (2)
existing lots (Premises A; 102 E. Mermaid Lane and Premises B: 100 E. Mermaid Lane) into a
single lot, as shown in size and location on the approved plans.

Applicant further proposes that on the consolidated lot, for the erection of fifteen (15) detached
structures, consisting of three (3) single-family dwellings with four (4) accessory interior off-street
parking spaces each; together with a renovation of the existing one (1) story addition to an
existing detached structure for use as a single family dwelling, for a total of twenty-eight (28)
dwelling units on a single lot, as shown in size and location on the approved plans.

3) Property Address or Specific Location:

100 and 102 East Mermaid Lane Philadelphia, PA 19118

4) Name of Owner(s) of Property or Location: Mermaid East Associates LLC

5) Name of Applicant (if different than owner):

N/A

6) Owner/Applicant Business Name Mermaid East Associates LLC

7) Owner/Applicant Postal Address: 630 Sentry Parkway, Suite 300, Blue Bell PA, 19442

8) Owner/Applicant Contact Information and Website:

Daytime phone: 610-260-9600 Cell: _____

Email: Ktrapper@goldenberggroup.com, jtucker@goldenberggroup.com

Website https://www.goldenberggroup.com/

9) Professional Representation (if applicable):

Name: Meredith Trego, Esq.

Firm: Ballard Spahr

Postal Address: 1735 Market Street, 51st Floor, Philadelphia PA, 19103

Phone: 215-864-8229

Email: tregom@ballardspahr.com

10) Refusal or Referral: If you are seeking a Zoning Variance or Special Exception, you will need to provide the Philadelphia Department of Licenses & Inspections Refusal or Referral by number and date:

ZP-2025-007676 2/5/2026

We ask you to provide a copy of your Refusal or Referral to RCO-CHCA@chestnuthill.org prior to the first meeting. If you do not have it, please call us so we can discuss options to create the meeting schedule. If you have received a date and time for your Zoning Board of Adjustments (ZBA) meeting please provide it here:

ZBA Meeting Date: May 20, 2026 Time: 2:00PM

11) Plans & Drawings: Please provide the plans and drawings as you submitted them to the Philadelphia Department of Licenses & Inspections. These plans must be submitted in PDF form with your application. Please bring full size plans or drawings to the DRC meeting and other review committee meetings as requested.

12) Community Benefits: If applicable, provide a statement of benefits of the project to Chestnut Hill.

The proposed development will contribute to the existing character of the neighborhood and will eliminate an existing vacant building from the site. The project will revitalize the property and match the other residential properties along this stretch of Mermaid Lane by providing single-family residential units. The project will improve site illumination as well as safety and security along Mermaid Lane. The project will further preserve and repair historical elements of the property.

13) Notification to Neighbors: The City of Philadelphia requires applicants for variances and special exceptions to notify neighbors within a specified radius of your property. This notification must state that you will be presenting your plans to the community and include the property address, date, time and location of the meeting. Instructions and a list of specific addresses for notification are provided to applicants by the Philadelphia City Planning Commission. (You will first need to file an Appeal with the Philadelphia Zoning Board of Adjustment in order to obtain these instructions and addresses.)

Directions on how to proceed with notifications can be found at:

<https://www.phila.gov/rconotification/>

IMPORTANT: We ask that you contact us prior to sending out neighbor notices so we can confirm the meeting date with you.

14) Please provide the addresses of neighbors adjoining and across from your proposed development. Before a recommendation can be made by the DRC to the CHCA Board, signed letters or petitions indicating the responses of the adjoining neighbors are requested.

- Chestnut Hill Meeting of the Religious Society of Friends, 20 E. Mermaid Lane, Philadelphia 19118
- 7648-50 Ardleigh Street LLC, 7715 Crittenden St. #301, Philadelphia 19118
- Martin Wiley and Christine Santoro, 7646 Ardleigh Street, Philadelphia 19118
- Sheryl D. Wright and Jocelyn Wright, 206 E. Mermaid Lane, Philadelphia 19118
- Andrew Wallace and Nan Beth Wallace, 7634 Ardleigh Street, Philadelphia 19118
- Nancy Stedman, 7632 Ardleigh Street, Philadelphia 19118

- Current Resident, 7630 Ardleigh Street, Philadelphia 19118
- Ellen Deacon, 133 E. Mermaid Lane, Philadelphia 19118
- Robert Caserio, 131 E. Mermaid Lane, Philadelphia 19118
- Stephanie Kasten, 129 E. Mermaid Lane, Philadelphia 19118
- Ellen Deacon, 127 E. Mermaid Lane, Philadelphia 19118
- Christina Puntel and Mark Badstubner, 123 E. Mermaid Lane, Philadelphia 19118
- Douglas Martenson and Camille Peluso, 119 E. Mermaid Lane, Philadelphia 19118
- Mitchell Melton, 111 E. Mermaid Lane, Philadelphia 19118
- Keith and Krystin Kunz, 103 E. Mermaid Lane, Philadelphia 19118
- Ann Williams, 101 E. Mermaid Lane, Philadelphia 19118
- John Nissen and Mary Brey, 67 E. Mermaid Lane, Philadelphia 19118
- Haviva Goldman, 61 E. Mermaid Lane, Philadelphia 19118
- Jessica Semmel, 57 E. Mermaid Lane, Philadelphia 19118

15) Operational Impacts: Please check the items below that may cause the proposed development to have operational impacts on immediate neighbors, businesses, and the surrounding community.

change in off-street parking demand fencing or landscaping along adjoining properties

change in on-street parking demand increased noise levels

change in pedestrian circulation increased odors

change in vehicular circulation blocked views

hours of operation _____ increased outdoor lighting

access and timing of goods delivery party walls

access and timing of waste removal change in utility demand

number of customers/day _____ number of employees

X other impacts (please specify) Applicant anticipates the project will have a reduced impact on the community from the prior, educational use. The proposed single-family residential use will result in a now-vacant lot being integrated with the residential neighborhood

Please attach statements or diagrams of how you plan to address each of these items.

16) Historic Significance: Please indicate the historic significance of the property (i.e., date of

construction, style of architecture, architect if known, National Historic Register status.) The Chestnut Hill Conservancy has documented nearly every existing structure and can provide you with this information. Contact 215-247-9329, Ext 205

The large industrial facility on 102 East Mermaid lane was built in sections over the course of many years. It's primarily warehouse and institutional space. The original Chestnut Hill Friends Meeting House at 100 East Mermaid Lane was built in 1931. The building was a one story high ranch-style building with a low-pitched gable roof. The facade is made of stucco and rubble stone over load-bearing concrete block.

17) Historical Context: Please describe the proposal relative to the historical context of the property and the surrounding properties. (If not known, consult the Chestnut Hill Conservancy.)

The proposed project will remove the industrial/educational building that has occupied the site for nearly 100 years. The site will be reconstructed with a contextual residential development reflective of those throughout Chestnut Hill. The former meeting house will be repurposed as a single family residence. The walls along Mermaid will remain.

18) Environmental Assessment: Please describe the proposal relative to the environmental context of the property and the surrounding properties (e.g., removal of tanks, trees, hedges, walls).

The majority of the environmental remediation required is associated with the demolition and removal of the materials in the existing institutional facility. This will be handled in accordance with all appropriate guidelines. Many of the large specimen trees will remain on site and much of the project design intentionally seeks to preserve as much mature landscaping as possible. The existing stone walls along Mermaid lane will also remain.

19) Wissahickon Watershed: Chestnut Hill lies entirely within the Wissahickon Watershed. A City of Philadelphia ordinance restricts all development within the Watershed with regard to set backs from water courses, site clearing and construction activity on steep slopes (greater than 15 percent), impervious coverage ratios, and some earth-moving activity. Describe the effect of your proposed project on the Watershed. Contact 215-247-0417 – for the Friends of the Wissahickon for more information

Applicant is aware of the Watershed condition. Please refer to Applicant's plan submissions for specific details to address the subject considerations.

*** * * * * IF THIS IS A RESIDENTIAL PROPOSAL, STOP HERE AND SIGN FINAL PAGE * * * * ***

20) Business Context: If this is a business, please describe how your proposal will contribute to the business community, e.g., how does it complement or duplicate existing businesses?

Are you a member of the Chestnut Hill Business Association? _____ Yes _____ No

_____ Please indicate any partner(s) in the proposed development.

21) Parking: A Parking Plan is requisite to any business project. Please provide a parking plan if your business will impact or use any parking facilities, lots, residential streets, driveways or public thoroughfares, due to customers, employees or deliveries.

If your parking needs will impact or use any of Chestnut Hill's parking lots you must consult with the Executive Director of the Chestnut Hill Parking Foundation as part of this process. Call 215-247-6696 to reach the Parking Foundation.

22) Statement of Use and Size: Please briefly state the intended use and size of the development.

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23) Users / Customers: Please describe the demographics and geographic origins of the users / customers of the proposed development. What is your target market?

24) Schedule: Please provide the proposed schedule. _____

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25) Physical Features: Please briefly describe the physical features of the proposed project in quantitative and qualitative terms, for example:

Building floor area – total (sq.ft.) _____

Ground floor area (sq. ft.) _____

Number of stories and height (feet) _____

Size of parcel and percent covered by building _____

Proposed off-street parking capacity _____

Plans for Employee Parking

_____ Number of units or

separate rentable spaces _____

Proposed architectural and landscape character, including materials and colors:

Please provide scale plans and elevations of the proposed project and surrounding properties.

26) Signage*: Number of signs _____

Color(s) _____ Material(s) _____ Total

dimensions of signs _____ Placement

Source of lighting _____

27) Exterior Lighting*: Number of light fixtures _____

Design(s) and size of light fixtures _____

Material _____

Location _____

28) Exterior Color(s): Use of historic palette is preferred. Please provide paint chips of color(s)

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29) Awnings*: (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) _____ Dimensions (WxLxH) _____

Material (please include sample) _____

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

Purpose for awning(s)

_____ Intended

graphics/type _____

30) Façade*: Please describe the proposed alterations to the current façade.

31) Security Systems*: Please describe any security systems you plan to install.

***NOTE: The City of Philadelphia may require separate permits for these items outside of the ZBA process**

32) Hours of Operation: Please describe your intended hours, each day of the week, and seasonal any differences. Do you plan to participate in the business community special schedules?

Please sign your application:



Signature of Owner/Applicant

Signature of Owner/Applicant

KEVIN M. TRAPPER

Print

Name Print Name

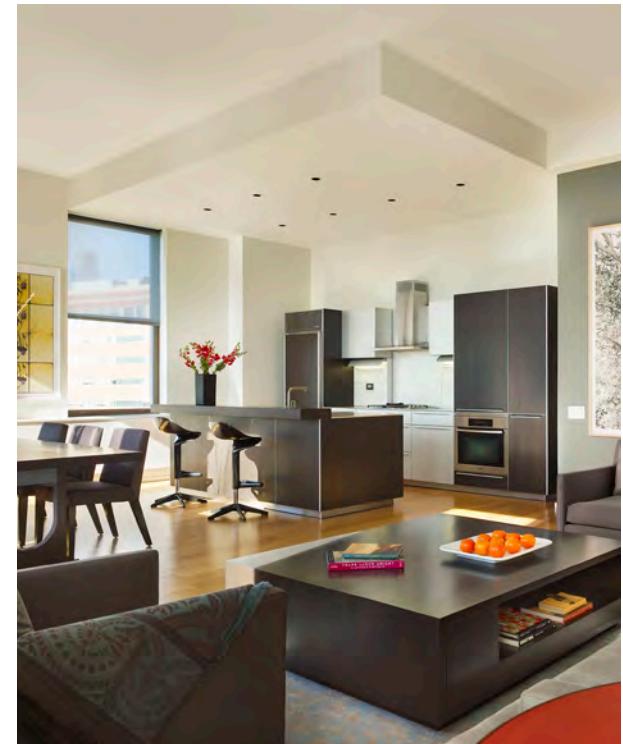
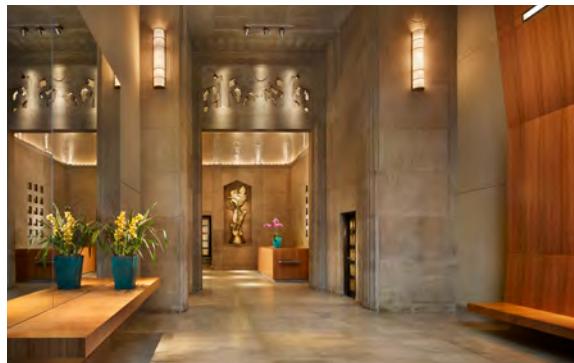
THE GOLDENBERG GROUP - KEN GOLDENBERG



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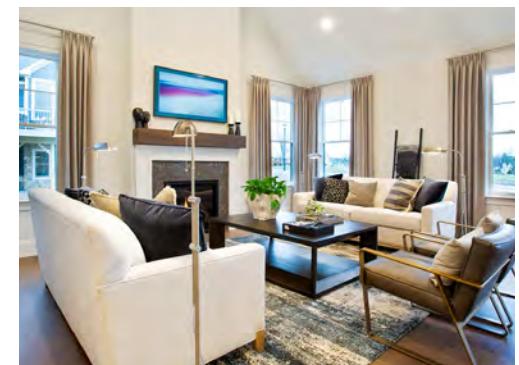
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THE GOLDENBERG GROUP - MATTISON ESTATE



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THE GOLDENBERG GROUP - HAVERFORD RESERVE



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MERMAID LANE SITE AERIAL



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INSPIRATION - SPRINGFIELD COURT



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INSPIRATION - 7900 BLOCK CREFELD STREET



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CHESTNUT HILL FRIENDS MEETINGHOUSE



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MERMAID LANE SITE PLAN



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MERMAID LANE SITE PHOTOS



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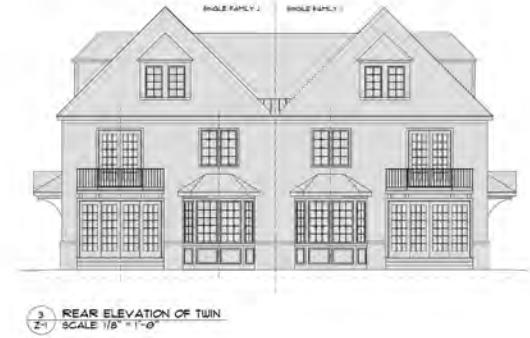




PROPOSED FRONT ELEVATION OF TWIN WITH HIP

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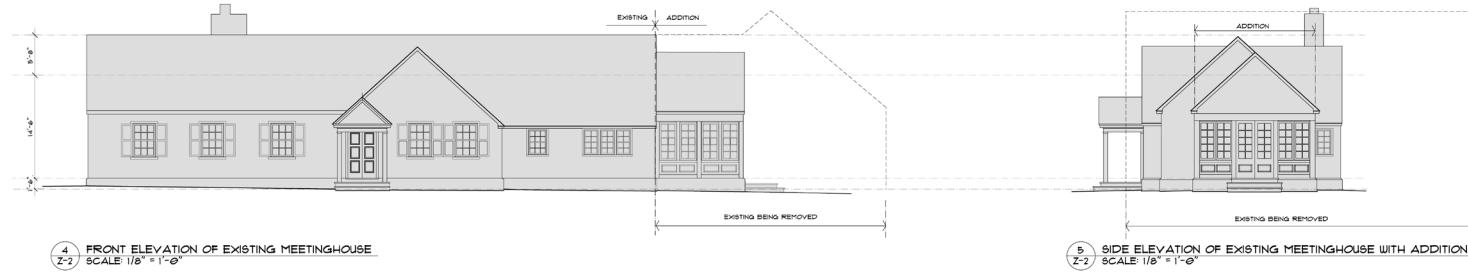




ZONING ELEVATIONS ISSUED FOR PERMITS

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ZONING ELEVATIONS ISSUED FOR PERMITS

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PROPOSED SIDE ELEVATION OF TWIN WITH HIP

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PROPOSED REAR ELEVATION OF TWIN WITH HIP

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PROPOSED FRONT ELEVATION OF TWIN WITH GABLE

BONITATIBUS ARCHITECTS

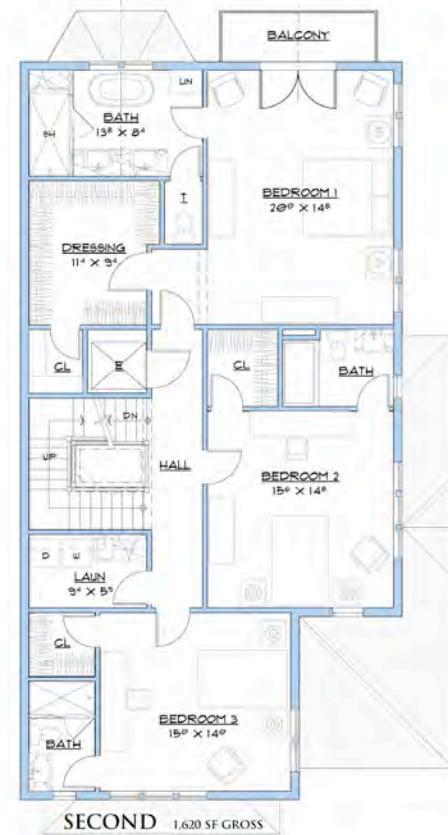
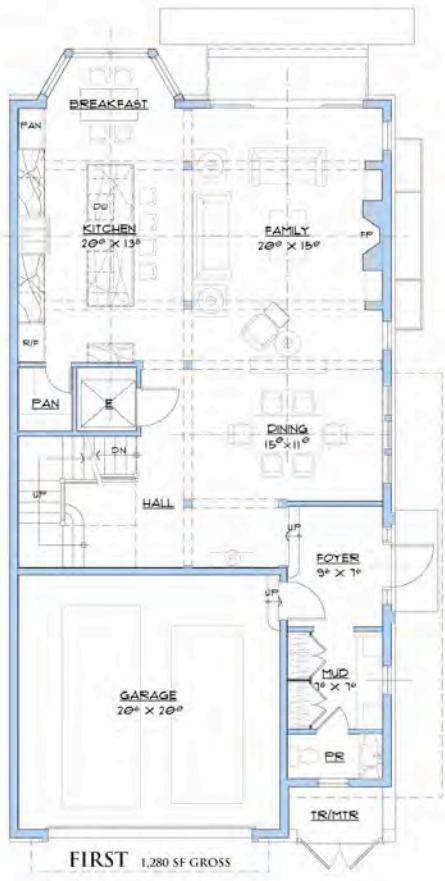
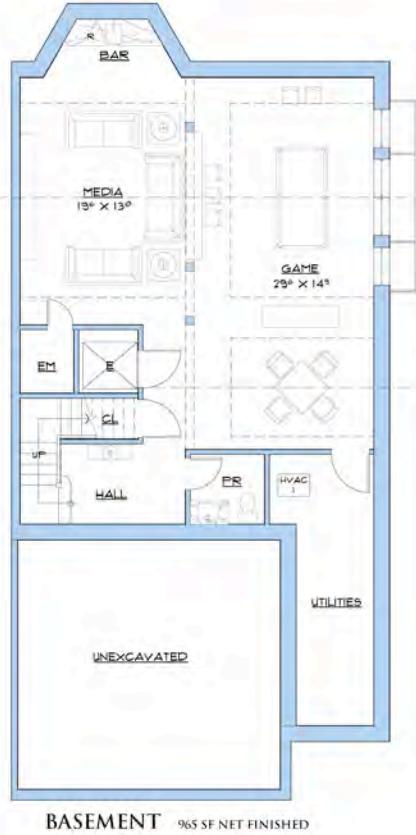




PROPOSED REAR ELEVATION OF TWIN WITH GABLE

BONITATIBUS ARCHITECTS

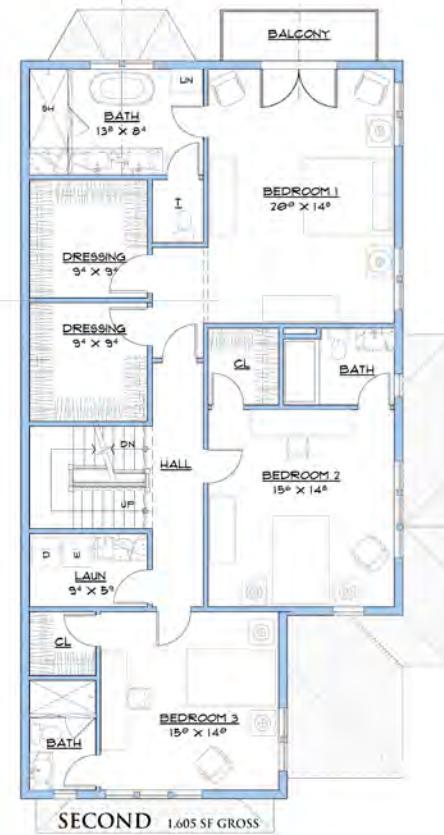
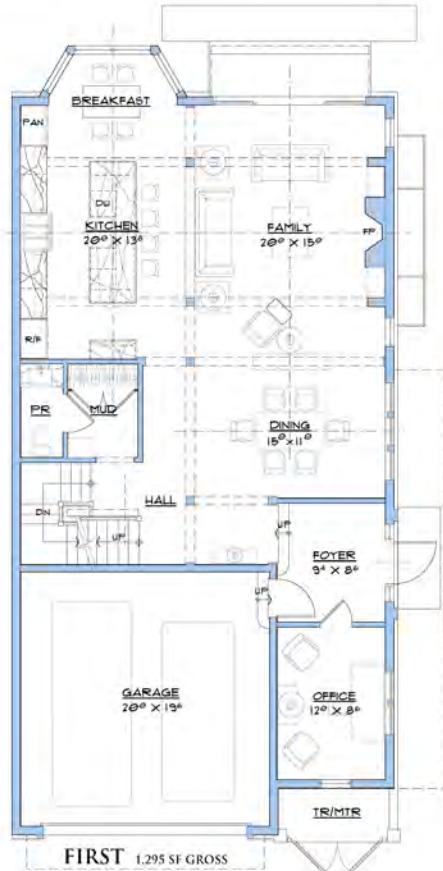
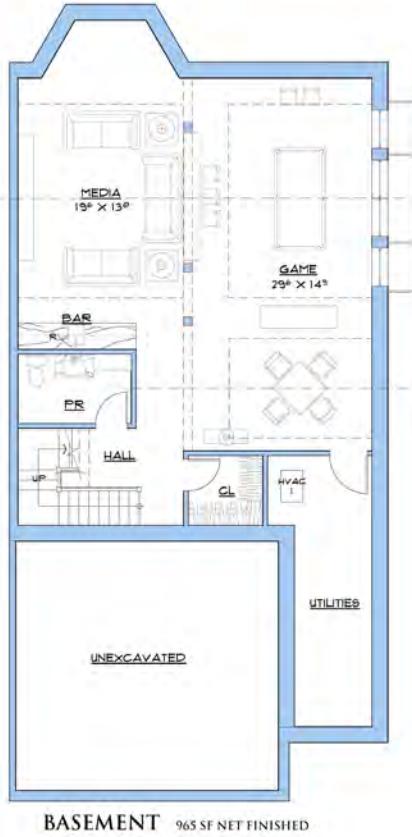




PROPOSED FLOOR PLANS SCALE: 1/8" = 1'-0"

BONITATIBUS ARCHITECTS

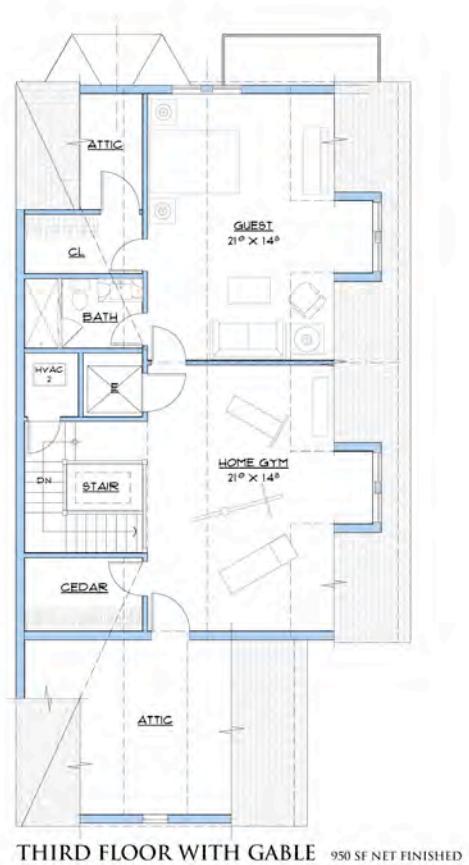
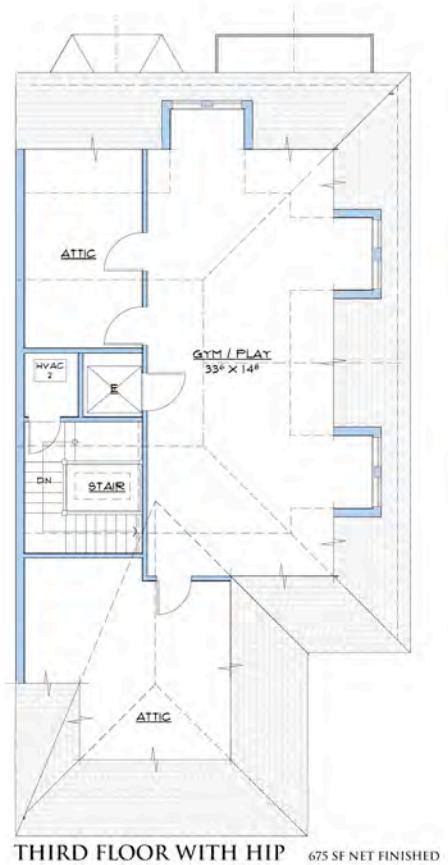




PROPOSED FLOOR PLANS SCALE: 1/8" = 1'-0"

BONITATIBUS ARCHITECTS





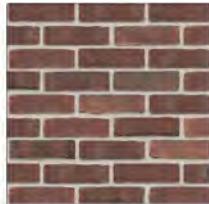
PROPOSED FLOOR PLANS SCALE: 1/8" = 1'-0"

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WATERTABLE @
CENTER SECTION
UBBAHICKON SCH87



WATERTABLE @
EAST/WEST SECTIONS
GLEN-GERY, B-10DX



STUCCO COLOR
MASTER WALL, 402
MARVIN, STONE WHITE



WINDOW, TRIM COLOR
MARVIN, STONE WHITE



ACCENT COLORS & DOORS
BENJAMIN MOORE



ROOF SHINGLES
CERTANTEED, LANDMARK DRIFTWOOD

PROPOSED EXTERIOR MATERIALS SELECTION

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PROPOSED FRONT ELEVATION OF SINGLE SCALE: 1/8" = 1'-0"

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PROPOSED REAR ELEVATION OF SINGLE SCALE: 1/8" = 1'-0"

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FIRST 1,340 SF GROSS



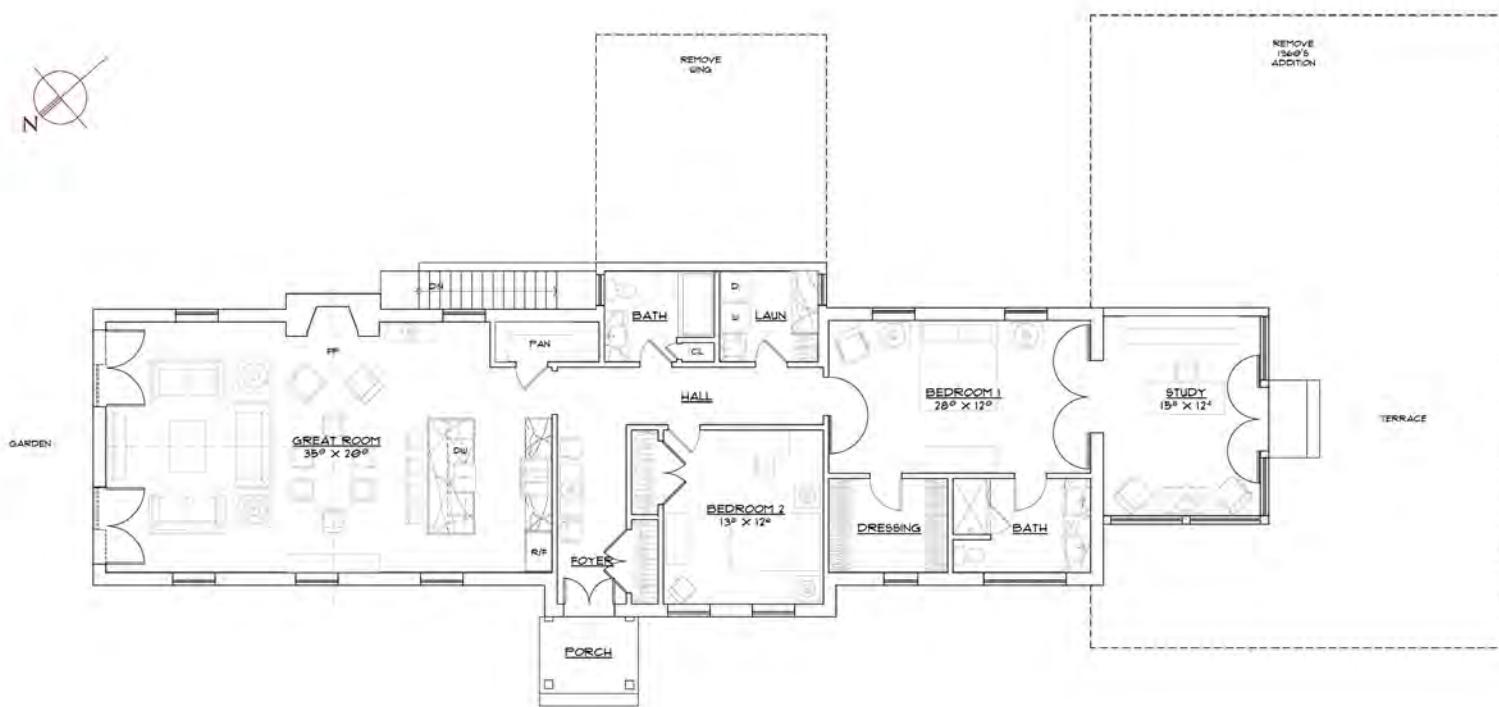
SECOND 1,725 SF GROSS

PROPOSED FLOOR PLANS SCALE: 1/8" = 1'-0"

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MEETINGHOUSE PLAN SCALE: 1/8" = 1'-0"

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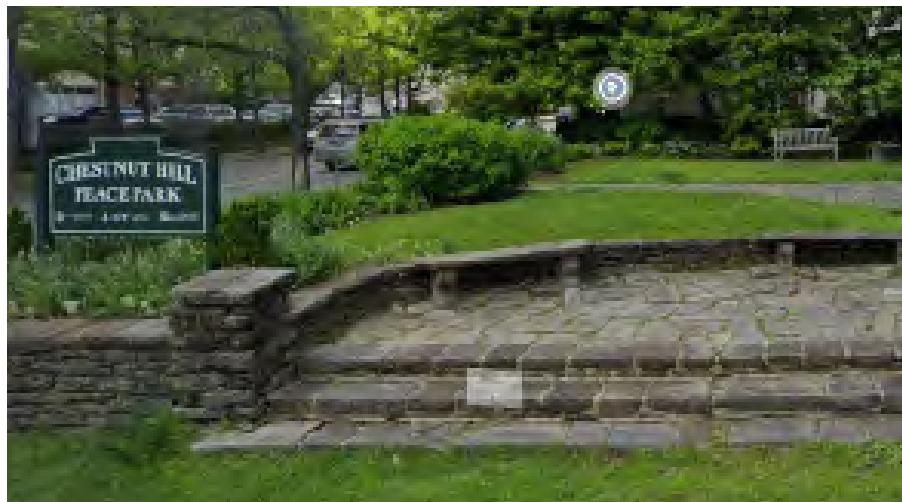




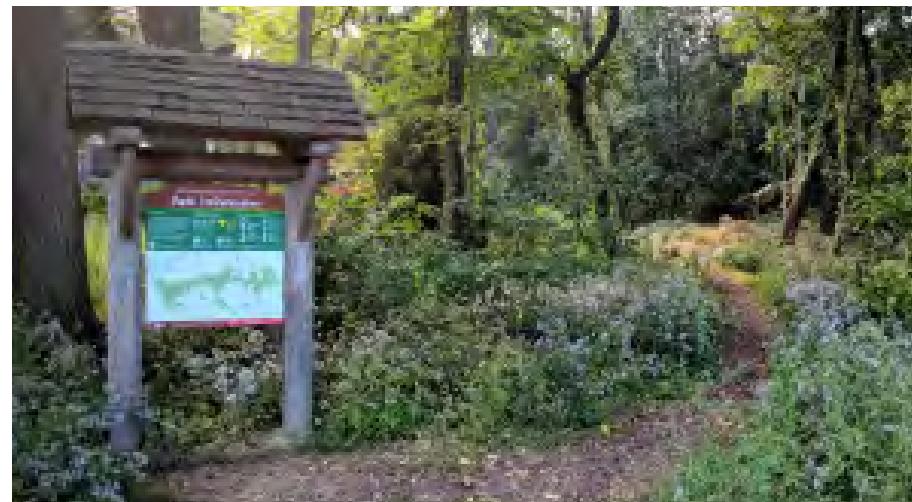
Cresheim Valley Pergola



Germantown Rain Garden



Chestnut Hill Peace Park



Cresheim Trail

PROPOSED PALETTE CHARACTER OF LOCAL GREEN SPACES

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Bluestone and brick paved terraces



Intimate seating areas



Bluestone and brick paved terraces



Stone walls with stone treads



Stone wall



Stone stairs

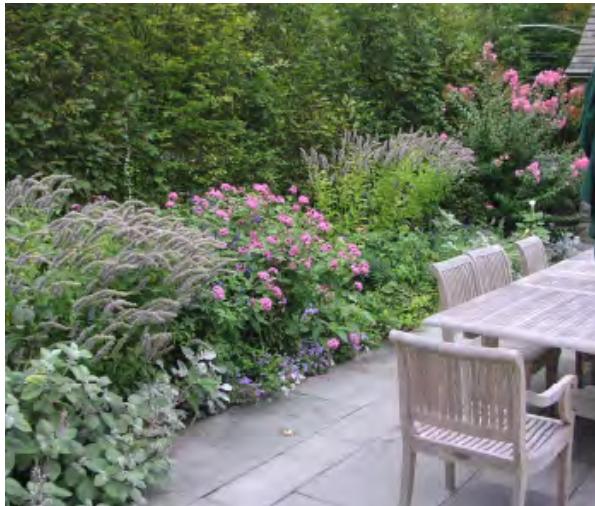


Engineered paving

PROPOSED PALETTE HARDSCAPE

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Trees as buffer



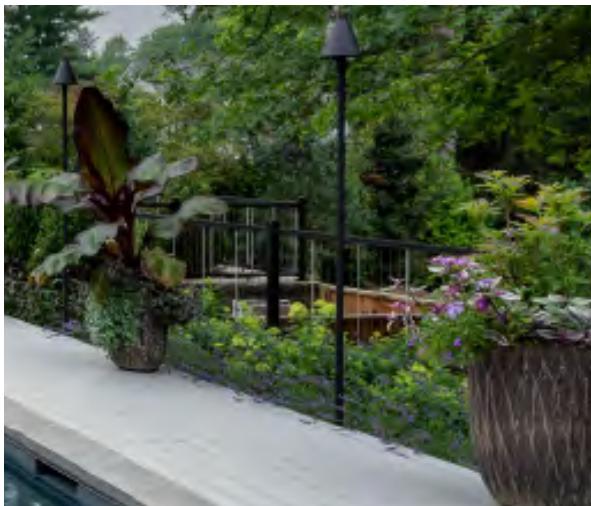
Combining planting with a low fence create layers of privacy



Wood fences (with option to paint to match buildings)



Wood fence and deer fencing



Cable guardrails



Light metal fence allows for extended views

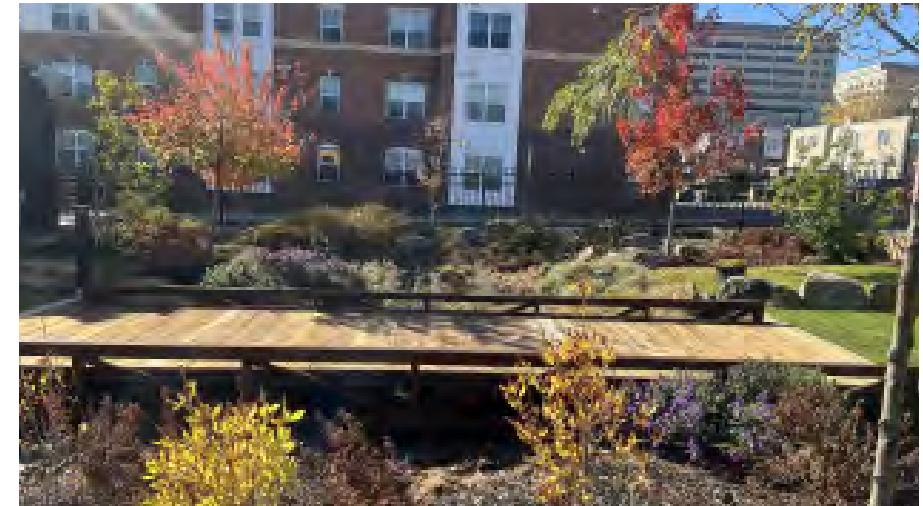
PROPOSED PALETTE FENCE, BUFFER PLANTING

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Rain Garden as a feature in the landscape



Planting that provides seasonal interest, and boardwalk to walk through the raingarden



Simple mulch walk and woodlands edge planting



Boardwalk through rain garden



Attractive rain garden planting

PROPOSED PALETTE RAIN GARDEN

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Acer saccharum
Sugar Maple



Acer rubrum
Red Maple



Celtis occidentalis
Hackberry



Quercus coccinea
Scarlet Oak



Quercus palustris
Green Pillar Pin Oak



Acer x freemanii
Narrow//Columnar Freeman's Maple



Cladrastis kentukea
Yellowwood



Nyssa sylvatica
Black gum



Oxydendrum arboreum
Sourwood



Tilia americana
Amerian Linden

PROPOSED PALETTE CANOPY TREES

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Acer griseum
Paperbark Maple



Amelanchier laevis
Allegheny Serviceberry



Carpinus caroliniana
American Hornbeam



Cercis canadensis
Eastern Redbud



Chionanthus virginicus
Fringe Tree



Cornus florida
Flowering Dogwood



Cornus mas
Cornelian Cherry Dogwood



Crataegus phaeopyrum
Washington Hawthorn



Crataegus viridis
Green Hawthorn



Malus var.
Crabapple

PROPOSED PALETTE MID-SMALLER CANOPY & FLOWERING TREES

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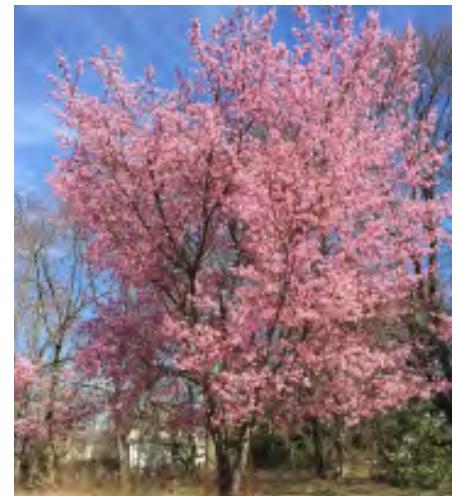
Prunus serrulata
Japanese Flowering Cherry



Prunus x subhirtella
Higan Cherry



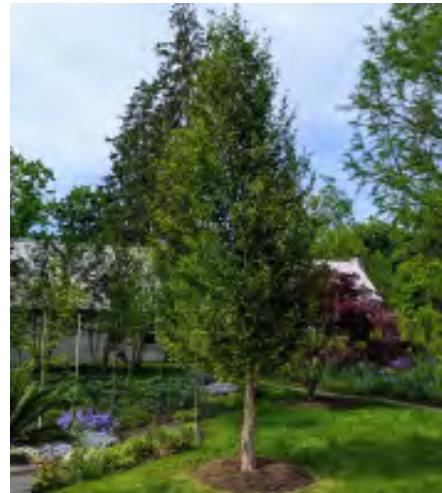
Prunus virginiana
Chokecherry



Prunus x incamp
Okame Cherry



Stewartia monadelpha
Tall Stewartia



Stewartia pseudocamellia
Common Stewartia



Cornus mas
Saffron Sentinel Cornelian Cherry Dogwood

PROPOSED PALETTE MID-SMALLER CANOPY & FLOWERING TREES

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Clethra alnifolia 'Ruby Spice'
Summersweet Clethra 'Ruby Spice'



Cornus alba 'Mini Bat'
Dogwood 'Mini Bat'



Forsythia x intermedia 'Sunrise'
Forsythia 'Sunrise'



Fothergilla gardenii 'Mount Airy'
Witch-alder 'Mount Airy'



Hydrangea arborescens 'Annabelle'
Hydrangea Annabelle



Hydrangea paniculata 'Little Lime'
Hydrangea 'Little Lime'



Hydrangea quercifolia 'Ruby Slippers'
Ruby Slippers Dwarf Oakleaf
Hydrangea



Ilex verticillata Nana 'Red Sprite'
Winterberry Red Sprite



Ilex verticillata 'Winter Red'
Winterberry 'Winter Red'



Itea virginica 'Henry's Garnet'
Virginia Sweetspire

PROPOSED PALETTE SHRUBS

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Physocarpus opulifolius 'Tiny Wine'
Ninebark 'Tiny Wine'



Rhododendron luteum
Pontic azalea



Rhododendron vaseyi
Pinkshell Azalea



Spiraea betulifolia 'Tor'
Birchleaf spirea 'Tor'



Spiraea nipponica 'Snowmound'
Spirea 'Snowmound'



Viburnum nudum 'Brandywine'
Brandywine Viburnum



Weigela florida 'Sonic Bloom Pink'
Sonic Bloom Weigelia

PROPOSED PALETTE SHRUBS

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Buxus
Boxwood



Camellia spp.
Camellia



Ilex glabra 'Shamrock'
Inberry Holly 'Shamrock'



Juniperus virginiana 'Globosa'
Globe Eastern Redcedar



Juniperus virginiana 'Grey Owl'
Grey Owl Juniper



Myrica pusilla
Dwarf Wax Myrtle



Prunus laurocerasus 'Otto Luyken'
'Otto Luyken' cherry laurel



Rhododendron 'Scintillation'
Rhododendron 'Scintillation'



Thuja occidentalis 'Little Gem'
Little Gem Arborvitae

PROPOSED PALETTE SHRUBS

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Notice of: Refusal Referral

Application Number: ZP-2025-007676	Zoning District(s): RSA3, RSA3	Date of Refusal: 2/5/2026
Address/Location: 102 E MERMAID LN, Philadelphia, PA 19118-3599 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Meredith Trego DBA: BALLARD SPAHR LLP	Applicant Address: 1735 Market Street 51st Floor Philadelphia, PA 19103	Civic Design Review? N

Application for:

FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES ON THE LOT AT 102 E. MERMAID LANE, AND FOR THE SELECTIVE DEMOLITION AND CONSTRUCTION OF AN ADDITION TO THE EXISTING MEETING HOUSE ON 100 E. MERMAID LANE; AND FOR THE RELOCATION OF LOT LINES TO CONSOLIDATE TWO (2) EXISTING LOTS (PREMISES A: 102 E. MERMAID LANE AND PREMISES B: 100 E. MERMAID LANE) INTO A SINGLE LOT, AS SHOWN IN SIZE AND LOCATION ON THE APPROVED PLANS.

ON THE CONSOLIDATED LOT, FOR THE ERECTION OF FIFTEEN (15) DETACHED STRUCTURES, CONSISTING OF THREE (3) SINGLE-FAMILY DWELLINGS WITH TWO (2) ACCESSORY INTERIOR OFF-STREET PARKING SPACES EACH, AND TWELVE (12) TWO-FAMILY DWELLINGS WITH FOUR (4) ACCESSORY INTERIOR OFF-STREET PARKING SPACES EACH; TOGETHER WITH A RENOVATION OF THE EXISTING ONE (1) STORY ADDITION TO AN EXISTING DETACHED STRUCTURE FOR USE AS A SINGLE-FAMILY DWELLING, FOR A TOTAL OF TWENTY-EIGHT (28) DWELLING UNITS ON A SINGLE LOT, AS SHOWN IN SIZE AND LOCATION ON THE APPROVED 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 REFERENCE	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:
TABLE 14-602-1	THE PROPOSED USE, TWO (2) FAMILY HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-3.
§14-401(4)(a)	THE PROPOSED MULTIPLE PRINCIPAL USES ON A SINGLE LOT ARE NOT PERMITTED IN THIS ZONING DISTRICT, RSA-3.
§14-401(4)(b)	THE PROPOSED MULTIPLE PRINCIPAL STRUCTURES ON A SINGLE LOT ARE NOT PERMITTED IN THIS ZONING DISTRICT, RSA-3.
CODE REFERENCE	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:
§14-704(2)(b)(.2)	THE PROPOSED EARTH MOVING ACTIVITY IS EXPRESSLY PROHIBITED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER FOR THE SEEP SLOPE PROTECTION.
§14-504(7.1)(b)(.3)	THE REQUIRED PORCHES ARE NOT PROVIDED ON THE FRONT FAÇADE OF NEW PRINCIPAL RESIDENTIAL BUILDING STRUCTURES FRONTING E. MERMAID LANE.
§ 14-504(7.1)(b)(.2)(.b)	WHERE AN ABUTTING LOT CONTAINS ONLY TWO STORIES OF HABITABLE SPACE, ANY STORIES ABOVE THE SECOND STORY MUST BE SET BACK AN ADDITIONAL EIGHT (8) FEET FROM THE MINIMUM REQUIRED SETBACK, OR INCORPORATE A FRONT FAÇADE MANSARD ROOF WITH DORMERS NOT EXCEEDING SEVEN (7) FEET IN WIDTH AND ALIGNED OVER SECOND-STORY WINDOWS.
§ 14-504(7.1)(b)(.2)(.c)	THE MAXIMUM HEIGHT OF A BUILDING SHALL NOT EXCEED THE HEIGHT OF AN ABUTTING BUILDING WITH THE SAME FRONTAGE THAT CONTAINS THREE STORIES OF HABITABLE SPACE.

CHANWOOG JUNG
PLANS EXAMINER

2/5/2026
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., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



Notice of: Refusal Referral

Application Number: ZP-2025-007676	Zoning District(s): RSA3, RSA3	Date of Refusal: 2/5/2026
Address/Location: 102 E MERMAID LN, Philadelphia, PA 19118-3599 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Meredith Trego DBA: BALLARD SPAHR LLP	Applicant Address: 1735 Market Street 51st Floor Philadelphia, PA 19103	Civic Design Review? N

THREE (3) USE REFUSALS,
FOUR (4) ZONING REFUSAL,

FEE TO FILE APPEAL: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

MERMAID EAST ASSOCIATES L

Zoning Overlay District:

Open Space and Natural Resources - Steep Slope Protection| Accessory Sign Controls - Special Controls for Cobbs Creek, Roosevelt Boulevard, and Department of Parks and Recreation Land| /NIS Narcotics Injection Sites Overlay District| /WWO Wissahickon Watershed Overlay District| /EDO Eighth District Overlay District| /NCO Neighborhood Conservation Overlay District - Chestnut Hill Lower East, /WWO Wissahickon Watershed Overlay District| /NCO Neighborhood Conservation Overlay District - Chestnut Hill Lower East| Open Space and Natural Resources - Steep Slope Protection| /NIS Narcotics Injection Sites Overlay District| /EDO Eighth District Overlay District

CHANWOO JUNG
PLANS EXAMINER

2/5/2026
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., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Philadelphia Zoning Board of Adjustment

Application for Zoning Variance



AVOID DELAYS! Please read and follow these instructions.

Fill this form completely. Attach a copy of the Notice of Refusal and your completed Project Information Form (PIF). Find the PIF at: forms.phila.gov/form/project-information-form/.

Applications submitted with blank fields or without a PIF will be rejected. If you think a section does not apply to your appeal, write "N/A."

Complete applications are public records. They will be available for public viewing and are subject to Right-To-Know public records requests.

Variances are approved at the discretion of the Board. Approval is not guaranteed.

After you file this application, ZBA administrative staff will provide instructions on how to fulfill your mandatory responsibilities. These responsibilities include notifying neighbors, explaining this appeal at a neighborhood public meeting, posting the property, and submitting exhibits.

Failure to follow ZBA instructions will lead to delay or dismissal of your appeal.

At the hearing, business entities (except for partnerships), trusts, religious organizations, and nonprofit organizations **must** be represented by an attorney licensed to practice in Pennsylvania.

Submit your complete application in one of three ways:

- Online through [eCLIPSE](#). This is the preferred method.
- In person. Make an appointment at www.phila.gov/zba.
- By postal mail addressed to: Philadelphia Zoning Board of Adjustment
1515 Arch Street, Room 18-004
Philadelphia, PA 19002

Section 1. Property Information

Property Address: 102 E. Mermaid Lane and 100 E. Mermaid Lane, Philadelphia, PA 19118

Zoning Permit Number:

Z	P	-	2	0	2	5	-	0	0	7	6	7	6
---	---	---	---	---	---	---	---	---	---	---	---	---	---

Section 2. Applicant Information

Name: Matthew N. McClure, Esq. and Meredith S. Trego, Esq.

Business: Ballard Spahr LLP

Street Address: 1735 Market Street, 51st Floor

City: Philadelphia State: PA Zip: 19103

Email: tregom@ballardspahr.com Phone: 215-864-8229

Relationship: Property Owner Attorney for Property Owner

Renter/Lessee Attorney for Renter/Lessee

Design Professional Contractor

Permit Expediter Other: _____

Philadelphia Zoning Board of Adjustment

Application for Zoning Variance



Section 3. Property Owner, Equitable Owner, or Conservator Information

If you are **not** the legal owner, equitable owner, or conservator of the property, attach their signed written authorization to file an application and identify them here. All filings or statements submitted in support of this application are attributed to the legal owner and to any equitable owner with an interest in the application. Only the owner or their attorney can appear before the Board at the hearing.

Name: Mermaid East Associates LLC

Business: Attention: Kevin Trapper

Street Address: 630 Sentry Parkway, Ste. 300

City: Blue Bell State: PA Zip: 19422

Email: KTrapper@goldenbergggroup.com Phone: 610-260-9600

Section 4. Accessibility

The ZBA provides interpreters and makes reasonable accommodations at no charge to the appellant. Only ZBA-provided interpreters may be used at your appeal. **Please do not bring your own interpreter.**

Interpreter: Please provide a free language interpreter at the hearing

Language: _____

ADA Accommodation: Please contact me to discuss ADA accommodations at the hearing.

Section 5. Variance Criteria

This section is based on the variance criteria in § 14-303(8)(e) of the Zoning Code. Applicants **must** present evidence related to these criteria. The Zoning Board shall grant a variance only if it determines that these criteria have been met. Fill this section out completely **or** attach a letter addressing each question or prompt.

5.1. If you are requesting a **use variance**, describe the unique physical circumstances or conditions of the property that prevent you from complying with the Zoning Code.

Please see attached addendum.

Philadelphia Zoning Board of Adjustment

Application for Zoning Variance



5.2. If you are requesting a **dimensional variance**, describe your hardship in terms of the economic detriment that would result if the variance were to be denied; the financial burden created by any work necessary to bring the building into strict compliance with the zoning requirements; and the characteristics of the surrounding neighborhood.

Please see attached addendum.

5.3. Did any action on your part cause or create the hardship described in 5.1 or 5.2 above?

Please see attached addendum.

5.4. Explain why your proposal is the smallest possible modification that would provide relief.

Please see attached addendum.

5.5. Explain why your proposal would not increase congestion in public streets or endanger the public.

Please see attached addendum.

Philadelphia Zoning Board of Adjustment

Application for Zoning Variance



5.6. Explain why your proposal would not substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties.

Please see attached addendum.

5.7. Explain why your proposal will not adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities.

Please see attached addendum.

5.8. Explain why your proposal will not create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding.

Please see attached addendum.

Section 6. Acknowledgement Statement & Signature

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 or permits issued as a result of my false application, and such other penalties as may be prescribed by law. I further acknowledge that:

- *I am responsible for notifying neighbors and explaining this appeal at a neighborhood public meeting. I will arrange this meeting with a community organization in accord with the Neighborhood Notice and Meeting requirements of [§ 14-303 \(12\) of the Philadelphia Code](#). The Department of Planning and Development will provide instructions on how to fulfil these responsibilities.*
- *Approximately 30 days before my hearing date, the Zoning Board of Adjustment will send a poster advertising the hearing. I am responsible for displaying this poster according to the instructions on the poster.*
- *At least five days prior to my hearing, I am responsible for submitting exhibit documents as required by Section 5.2.3 of the [Regulations of the Zoning Board of Adjustment](#).*

Applicant's Signature:

s/ Meredith S. Trego

Date: 01/12/2026

102 E. Mermaid Lane
Application for Appeal – Addendum
January 12, 2026

5.1) If you are requesting a use variance, describe the unique physical circumstances or conditions of the property that prevent you from complying with the Zoning Code.

The property owner (the "Owner") requests relief from the RSA-3 zoning district's prohibition on (a) two-family household living; (b) multiple principle uses on a single lot; and (c) multiple principal structures on a single lot. The project proposes construction of 28 single-family residential units, including 24 single-family attached twins and four (4) single-family detached units on a single consolidated parcel. While all 28 residential units will be located on a single consolidated zoning lot, the proposed residential units will, in all respects, function as single-family residential units and will have their own entrances and off-street parking. Ultimately, a condominium regime will be imposed on the property to create separate condominium units for each residential unit.

The proposed single-family residential structures will include four (4) detached homes and 12 semi-detached twin structures, with both types of dwelling unit being permitted by the RSA-3 zoning district. Given the significant size of the parcel, which is more than 190,000 sq. ft. in size, the requirement to limit future development to one (1) single-family residential unit on the lot would result in an unnecessary hardship; the 190,000 sq. ft. parcel could technically accommodate more than 80 single-family residential structures/lots, based on a minimum lot size of 2,250 sq. ft. under the base RSA-3 zoning district.

In the alternative, the Owner argues that the RSA-3 zoning designation (coupled with the /NCO) for the property is invalid since the property has not been used for single-family residential purposes for more than 100 years and is unduly restrictive and exclusionary given the size and history of the property. Beginning in the early 1900s, the property was used for industrial purposes. In the mid-1960s the site was occupied by an educational use before transitioning to its most recent use as a care center for children with disabilities. None of the previous uses of the property during the past 100+ years would be permitted by-right under the RSA-3 zoning district, let alone the /NCO. The proposed development of 28 single family residential units will have less impact on the neighborhood as compared to the site's prior uses.

5.2) If you are requesting a dimensional variance, describe your hardship in terms of the economic detriment that would result if the variance were to be denied; the financial burden created by any work necessary to bring the building into strict compliance with the zoning requirements; and the characteristics of the surrounding neighborhood.

The Owner requests variances from the multiple zoning requirements, which are addressed in turn below.

(1) Relief from the prohibition of earth moving activity on land where the slope of land is 25% or greater:

Slopes greater than 25% that are proposed to be disturbed in connection with the project are entirely existing man-made conditions on the property, which currently contains several retaining walls that will be removed during the development of the project. The Philadelphia Zoning Code does not distinguish between naturally occurring and man-made slopes.

To this end, the proposal will meet the specific criteria for steep slope variances, i.e., the requested variance will not result in:

- (i) an increase in stormwater runoff (and will in fact decrease runoff);
- (ii) the shifting of earth to adjacent existing buildings and structures down slope or immediately upslope (there are no adjacent buildings in the area impacted by the development); or;
- (iii) an increase in the likelihood of the loss of property (the proposed intervention will actually increase the stabilization of the property, and there are no abutting properties impacted by the project).

No action by the applicant caused or created the existing steep slope conditions.

(2) Relief from the prohibition of any building with a height that exceeds the height of an abutting building with the same frontage that contains three (3) stories of habitable space.

We do not believe the proposed project requires relief from the standards provided in Section 14-504(7.1)(b)(.2)(.c) given that the adjacent property at 20 E. Mermaid Lane does not contain a building with three (3) stories of habitable space. The building located north of the Property at 206 E. Mermaid Lane further contains four (4) stories of habitable space and is therefore taller than the proposed buildings on the property. Because the neighboring parcel at 20 E. Mermaid Lane contains only a one (1) story meeting house and because the neighboring property at 206 E. Mermaid Lane is taller than the proposed residential structures, we believe the restriction described by 14-504(7.1)(b)(.2)(.c) does not apply to the subject project.

In the alternative, an interpretation of the above code provision that categorically prohibits the construction of any building that exceeds the height of an abutting building with the same frontage would result in an unnecessary hardship. Such a restriction on height would restrict the development of new buildings on the property to the height of the adjacent one-story adjacent meeting house. The proposed residential units will be of a similar height to the existing structure on the property.

(3) Relief from the requirement that if an abutting building contains only two (2) stories of habitable space, the subject building must setback any third story an additional 8 ft. or incorporate a front mansard roof:

We do not believe the proposed project violates or requires relief from the standards provided in Section 14-504(7.1)(b)(.2)(.b) given that the adjacent property at 20 E. Mermaid Lane does not contain a building with only two (2) stories of habitable space. Additionally, the building located north of the Property at 206 E. Mermaid Lane contains four (4) stories of habitable space. Because the neighboring property at 20 E. Mermaid Lane contains only a one (1) story meeting house and because the neighboring property at 206 E. Mermaid contains four (4) stories of habitable space, we believe the requirement described by 14-504(7.1)(b)(.2)(.b), which applies where "at least one abutting lot on either side of a building contains only two (2) stories of habitable space", is not applicable and therefore the project is not required to set-back the third floor by an additional eight (8) feet or incorporate a front mansard roof.

In the alternative, an interpretation that the proposed building's third floor must be setback an additional eight (8) feet or incorporate a mansard roof would be overly restrictive, invalid, and would result in an unnecessary hardship. Zoning may not be regulated solely on the basis of aesthetic considerations, which Section 14-504(7.1)(b)(.2)(.b) attempts to do, and must further bear a substantial relationship to the purposes of health, safety or general welfare of the community. The third floor design requirements contained in Section 14-504(7.1)(b)(.2)(.b) bear no relationship to the goals of health, safety, or general welfare and are, therefore, invalid.

(4) Relief from the requirement to provide a porch between the front façade and the front lot line where certain contextual conditions are met:

The requirement to incorporate a front porch on all proposed residential structures would be overly restrictive and result in an unnecessary hardship. Relief from this requirement represents a de minimis variance as the requested relief (i) constitutes a minor deviation from the dimensional uses of the zoning ordinance and (ii) rigid compliance with the zoning ordinance is not necessary to protect the public policy concerns inherent in the ordinance.

In the alternative, an interpretation that the proposed buildings must provide a front porch would be overly restrictive, invalid, and would result in an unnecessary hardship. Zoning may not be regulated solely on the basis of aesthetic considerations, which Section 14-504(7.1)(b)(.3) attempts to do, and must further bear a substantial relationship to the purposes of health, safety or general welfare of the community. The front porch design requirement of Section 14-504(7.1)(b)(.3) bears no relationship to the goals of health, safety, or general welfare and is, therefore, invalid.

5.3) Did any action on your part cause or create the hardship described in 5.1 or 5.2 above?

No. The Owner did not take any action to cause or create the hardships described in Section 5.1 and 5.2 above, including the creation of any steep slopes.

5.4) Explain why your proposal is the smallest possible modification that would provide relief.

The requested variances represent the least modification possible of the relevant Zoning Code provisions to enable the proposed development. The proposed project aims to provide 28 single-family detached and semi-detached residential buildings, which structures and uses are permitted by-right under the existing zoning of the property. A use variance is needed only because the buildings will be located on a single, consolidated parcel, which will be subject to a condominium in the future. Each residential unit will, therefore, function the same as it would as if such unit were located on its own legal parcel.

While a few dimensional variances are sought, the project's proposed single-family homes are in keeping with the neighborhood's surrounding uses. Further, the project will eliminate the site's existing institutional building, which has an 80,000 sq. ft. footprint and which has remained vacant since 2019. The project does not propose any variances from the side yard, rear yard, open space or maximum height standards provided by the underlying RSA-3 zoning district.

Lastly, the proposed removal of the property's existing retaining walls and the regrading of the site represents the minimal amount of steep slope disturbance to allow for the construction of the project, which will ultimately improve the condition of the site in regards to stormwater runoff.

5.5) Explain why your proposal would not increase congestion in public streets or endanger the public.

The requested variances will not increase congestion in public streets or endanger the public. In fact, the off-street parking provided for each residential unit will reduce the likelihood of future residents competing with existing residents for on-street parking. The proposal creates approximately four (4) off-street, private residential parking spaces for each unit, consistent with other residences along the street for a total of approximately 110 parking spaces. Importantly, a traffic study estimates the project will result in a significant decrease in trips to/from the site as compared to the prior institutional use.

5.6) Explain why your proposal would not substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties.

The variances will not substantially or permanently harm neighbors' use of their property or impair an adequate supply of light and air to those properties. The proposed building heights and side and rear yard setbacks comply with the requirements for the underlying RSA-3 zoning district and are comparable to surrounding residential properties. Therefore, light and air reaching neighboring properties is not impacted by the requested variances. The development of the property will have minimal impact on neighboring uses as the property is bordered by train tracks to the north, a public park to the east, Mermaid Lane to the west, and an institutional use to the south.

5.7) Explain why your proposal will not adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities.

The variances will not substantially increase traffic congestion in public streets or place undue burden on water, sewer, school, park, or other public facilities. As described above, the project will include ample off-street parking, and the proposed construction will contribute positively to neighborhood since the single-family dwellings will replace a vacant institutional building and make good use of a property. The proposed single-family residential units are in accordance with the character of the neighborhood and will in no way contribute to congestion of the public streets. The existing utilities and facilities in the area can support the proposed use.

5.8) Explain why your proposal will not create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding.

The variances will not create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding. This project will replace a vacant institutional building and will significantly reduce the amount of impervious coverage on the site. In its place, the applicant proposes single-family residential units, which will benefit the surrounding community. The property will be developed in a manner that will protect against environmental damage,

pollution, erosion, or siltation and will not increase the danger of flooding. To this end, the proposal will meet the specific criteria for steep slope variances, i.e., the requested variance will not result in (a) an increase in stormwater runoff (and will in fact decrease runoff); (b) the shifting of earth to adjacent existing buildings and structures down slope or immediately upslope (there are no adjacent buildings impacted by the development); or (c) an increase in the likelihood of the loss of property (the proposed intervention will actually increase the stabilization of the property, and there are no nearby properties impacted by the project).

The applicant reserves the right to supplement this application at the time of the hearing.

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

102 E MERMAID LN

Council District #

8

Name of Applicant

Ballard Spahr LLP c/o Matthew N. McClure, Esq. and Meredith S. Trego, Esq.

Zoning Application Number

2025007676

Address of Applicant

1735 Market Street
51st Floor
Philadelphia, Pennsylvania 19103

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Ballard Spahr LLP c/o Matthew N. McClure, Esq. and Meredith S. Trego, Esq.

Phone Number of Contact Person

(215) 864-8229

Email Address of Contact Person

tregoM@ballardspahr.com

Project Information

Is your project exclusively residential?

Yes

Does your project contain three or fewer units?

No

Key Project Statistics

Current Land Use on Parcel(s):

Vacant institutional

Proposed Land Use on Parcel(s):

Single-family residential

Net Change in Number of Housing Units:

28

Net Change in Commercial Square Footage:

None

Net Change in Total Floor Area:

The floor area of the existing building has not been confirmed and therefore a net change cannot be calculated. We note, however, that the building footprint on the property will decrease by approximately 47,000 sq. ft. The floor area of the existing building has not been confirmed and therefore a net change cannot be calculated. We note, however, that the building footprint on the property will decrease by approximately 47,000 sq. ft.

Net Change in On-Street Parking:

No change proposed.

Number of Off-Street Parking Spaces to be Provided:

54 spaces to be provided within the garages of individual houses. Potential for additional 56 parking spaces to be available in the private driveways of individual homes.

Approximate Projected Construction Period:

Approximately 36 months.

Please provide a brief summary of your proposed project:

Demolition of an existing structure on the 102 E. Mermaid Lane parcel, and relocation of lot lines to consolidate two (2) existing deeded lots (100 E. Mermaid Lane and 102 E. Mermaid Lane) into a single parcel. For the construction of 27 new single-family residential units (including three (3) detached residential units and 24 semi-detached units), along with the renovation of an existing building on the 100 E. Mermaid Lane parcel into a single-family detached residential unit.

Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:

No changes to public spaces are proposed. No changes to public spaces are proposed.

Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:

There are no anticipated impacts on the transportation network in connection with the project.

Approximately how many full time equivalent jobs (if any) are currently located on site?

None.

Approximately how many full time equivalent workers will be employed on-site during the construction period?

150.

Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete? Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?

Approximately 15-20 jobs anticipated.

Describe your plan, if any, to increase the supply of affordable housing:

N/A

Please describe any partnerships with local community organizations that will be utilized during and/or after construction:

The applicant has already met with the local Registered Community Organization and will continue to remain in contact with such community groups during the permitting and construction processes. Details regarding specific partnerships are to be determined.

Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:

The applicant does not have sufficient information at this time. No economic opportunity plan is required. The applicant does not have sufficient information at this time. No economic opportunity plan is required.

Please describe any other anticipated community impacts (positive or negative) associated with this project:

The proposed development will contribute to the existing character of the block and will eliminate an existing vacant building from the site. The project will revitalize the property and match the other residential properties along this stretch of Mermaid Lane by providing single-family residential units. The project will improve site illumination as well as safety and security along Mermaid Lane. The project will further preserve and repair historical elements of the property.

Sign & Submit

Agreement:

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

Printed Name of Applicant

Meredith Trego, Esq.

Please sign with the Initials of the Applicant

MT

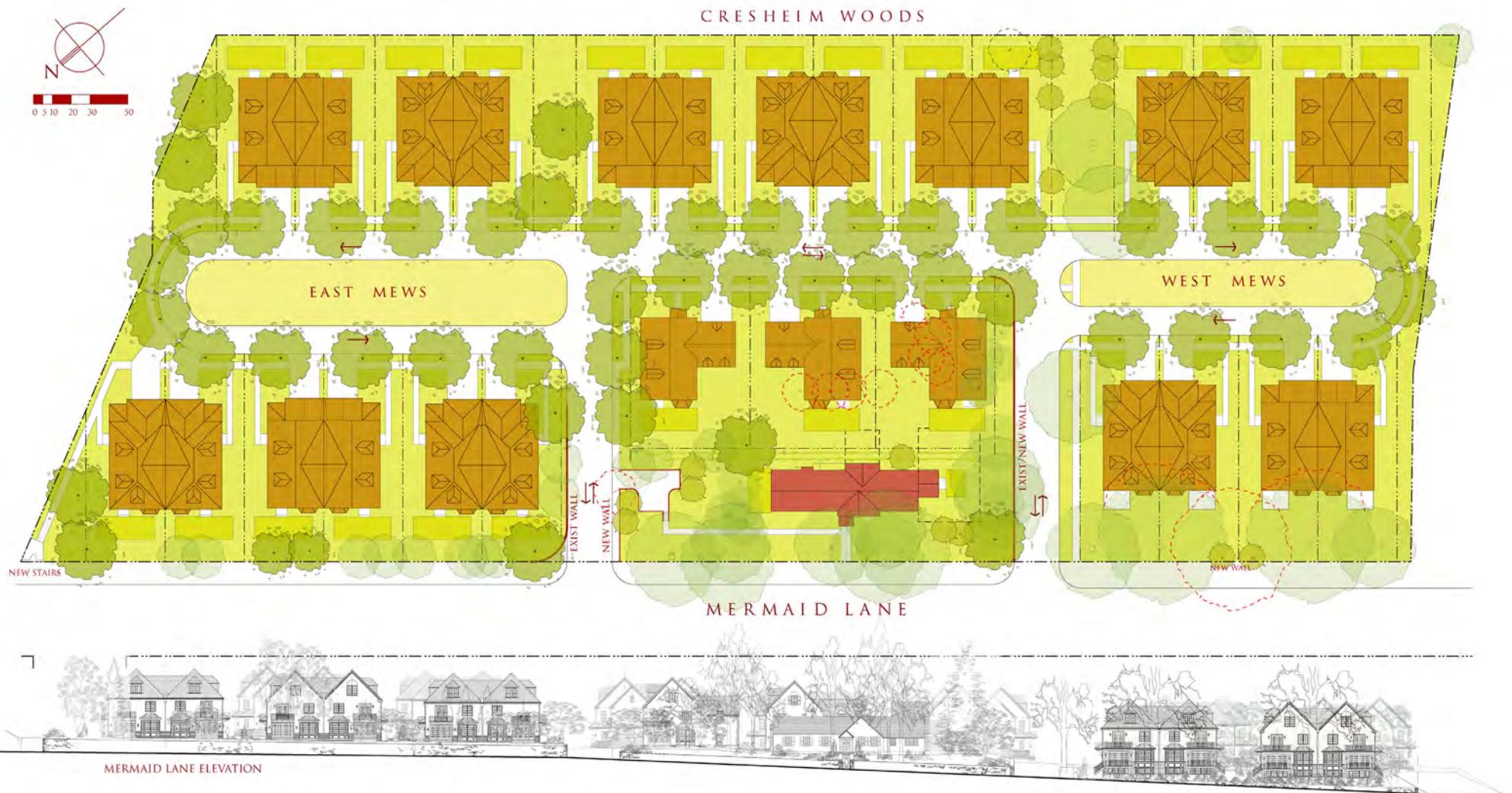
Date

01/12/2026

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MERMAID LANE SITE PLAN



BONITATIBUS ARCHITECTS

