

1735 Market Street, 51st Floor
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Meredith Trego
Tel: 215.864.8229
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February 6, 2026

To: Neighbors of 100-102 E. Mermaid Lane, Philadelphia, PA

Re: 100-102 E. Mermaid Lane, Philadelphia, PA (the “Property”)
Zoning Application – ZP-2025-007676

Dear Neighbors:

This is a notification of an upcoming **PUBLIC MEETING** and **PUBLIC HEARING** to discuss the project described below (the “Proposal”). All Registered Community Organizations (“RCOs”) that have geographic boundaries containing the Property and all community members are welcome to attend.

The Property is bounded by E. Mermaid Lane to the west, private property to the south, Wissahickon Valley Park to the east, and railroad right-of-way to the north. The Property is located in the RSA-3 (residential single-family attached) zoning district and several overlay zoning districts, including: /WWO Wissahickon Watershed Overlay District; Steep Slope Protection Area; and the /NCO Neighborhood Conservation Overlay District – Chestnut Hill Lower East. The Property currently contains a former one-story meeting house as well as a surface parking lot and vacant structure previously used in connection with an educational use.

We represent the applicant, Mermaid East Associates LLC (the “Applicant”) with regard to the application for zoning approval for the development of 28 single-family residential units on the property.

In connection with the Proposal, the Department of Licenses & Inspections issued the enclosed Notice of Refusal (ZP-2025-007676). The refusal identifies the need for a zoning variance for the construction of multiple principal structures and residential dwelling units on a single parcel, the disturbance of slopes greater than 25%, and certain contextual design standards required by the /NCO Neighborhood Conservation Overlay, all as detailed in the attached refusal. The City Council office for the 8th District has selected the Chestnut Hill Community Association (“CHCA”) as the coordinating RCO.

The applicant and coordinating RCO have not yet set the date, time, and place of a public meeting. The meeting to discuss this Proposal will be convened by the coordinating RCO.

February 6, 2026

Page 2

Another letter will be sent via regular mail informing you of the date, time, and coordinating RCO holding the meeting.

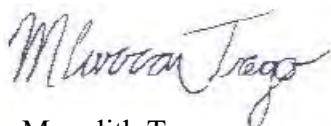
Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia *Zoning Board of Adjustment located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102* (or online, via Zoom) on the issue. The ZBA hearing date, along with hearing access instructions, can also be found at the ZBA hearing calendar site, here: <https://www.phila.gov/zba/appeals-calendar>.

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

- 8th City Council District: Antoinene.Fullard@phila.gov, Shawn.Smalley@phila.gov, and Whitney.Brown@phila.gov
- Chestnut Hill Business Improvement District: coneill@chestnuthillpa.com
- Chestnut Hill Community Association (*Coordinating RCO*): rco-chca@chestnuthill.org
- Chestnut Hill Conservancy: david@chconservancy.org
- Chestnut Hill Forward: tyler@chforward.org
- Mt. Airy Business Improvement District: janis@mtairybid.com

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Very truly yours,



Meredith Trego

cc: Antoinene.Fullard, 8th District
Shawn Smalley, 8th District
Whitney Brown, 8th District
Planning Commission at rco.notification@phila.gov
Chestnut Hill Business Improvement District
Chestnut Hill Community Association
Chestnut Hill Conservancy
Chestnut Hill Forward
Mt. Airy Business Improvement District
ZBA at rcozba@phila.gov

Enclosures

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.



CHANWOON JUNG
PLANS EXAMINER

2/5/2026
DATE SIGNED

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

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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ATTN: Trego (13656) // 00376020

TO: Current Resident

100 E MERMAID LN

Philadelphia, PA 19118



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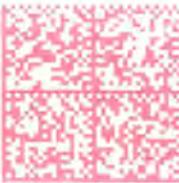
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