

Jody Greenblatt  
301 Rex Avenue  
Philadelphia, PA 19118

July 27, 2022

Re: 301 Rex 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 Owner:**

*Nikolas and Jody Greenblatt*

**Property Description:**

*301 Rex Avenue, single family dwelling, closest intersection is Rex and Seminole Aves. Zoned RSA-3 – Residential Single Family Dwelling*

**Project Description:**

*We are seeking a variance to rehab an accessory structure in the backyard for personal use as storage and living room. Currently, the two story structure is in need of rehab and repair. The proposed plans keep the accessory structure as is; however, preserving the structure with the intent of complying with the zoning code structure necessitated a cantilevered staircase. The staircase does not add to the size of the accessory structure but does increase the overall square footage by 130 sq. feet*

**Summary of Refusal:** *Maximum allowed area for accessory structures*  
**copy of refusal/referral attached**

The Chestnut Hill Community Association as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

**Public Meeting Dates & Times:**

**DRC Meeting:** *September 20, 7 PM (virtual meeting)*

**HDAC Meeting:** *October 6, 6:30 PM (virtual meeting)*

**LUPZC Meeting:** *October 6, 8 PM (virtual meeting)*

**DRC and Official RCO meeting:** *October 18, 7 PM (virtual meeting)*

**CHCA Board Meeting and official decision:** *October 27, 5 or 6 PM (virtual meeting)*

*All meetings will be held via Zoom, and registration is found on the following link:*

[https://www.chestnuthill.org/2022\\_upcoming\\_meetings.php](https://www.chestnuthill.org/2022_upcoming_meetings.php)

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment located at 1515 Arch Street, 18<sup>th</sup> 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:

*City Council District 8, Councilwoman Cindy Bass ([Charles.richardson@phila.gov](mailto:Charles.richardson@phila.gov))*

*[Chestnut Hill Community Association ([RCO-CHCA@Chestnuthill.org](mailto:RCO-CHCA@Chestnuthill.org))*

*Friends of the Wissahickon ([tittmann@fow.org](mailto:tittmann@fow.org))*

*Chestnut Hill Conservancy ([patricia@patriacove.com](mailto:patricia@patriacove.com))*

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

Sincerely,  
Jody Greenblatt

cc: [Charles.richardson@phila.gov](mailto:Charles.richardson@phila.gov)  
[Planning Commission - rco.notification@phila.gov](mailto:Planning Commission - rco.notification@phila.gov)  
[Patricia@patriacove.com](mailto:Patricia@patriacove.com)  
[tittmann@fow.com](mailto:tittmann@fow.com)  
[RCO-CHCA@chesnuthill.org](mailto:RCO-CHCA@chesnuthill.org)  
ZBA at [rcozba@phila.gov](mailto:rcozba@phila.gov)