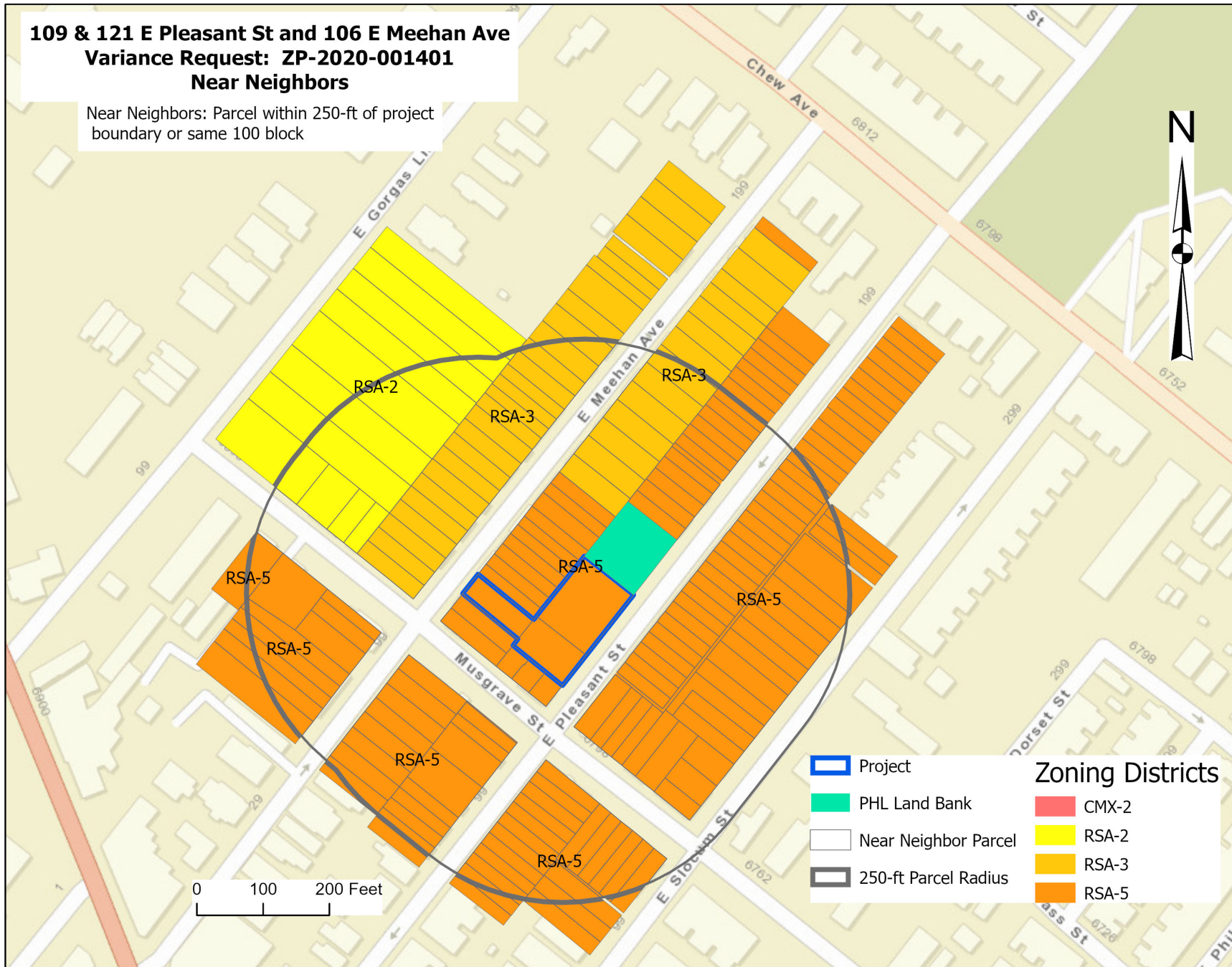


109 & 121 E Pleasant St and 106 E Meehan Ave
Variance Request: ZP-2020-001401
Near Neighbors

Near Neighbors: Parcel within 250-ft of project boundary or same 100 block



Project	CMX-2
PHL Land Bank	RSA-2
Near Neighbor Parcel	RSA-3
250-ft Parcel Radius	RSA-5



**106 Meehan Ave and
109-121 Pleasant St
Project Review**

Sept. 15, 2020

106 Meehan Ave and 109-121 Pleasant St Project Review

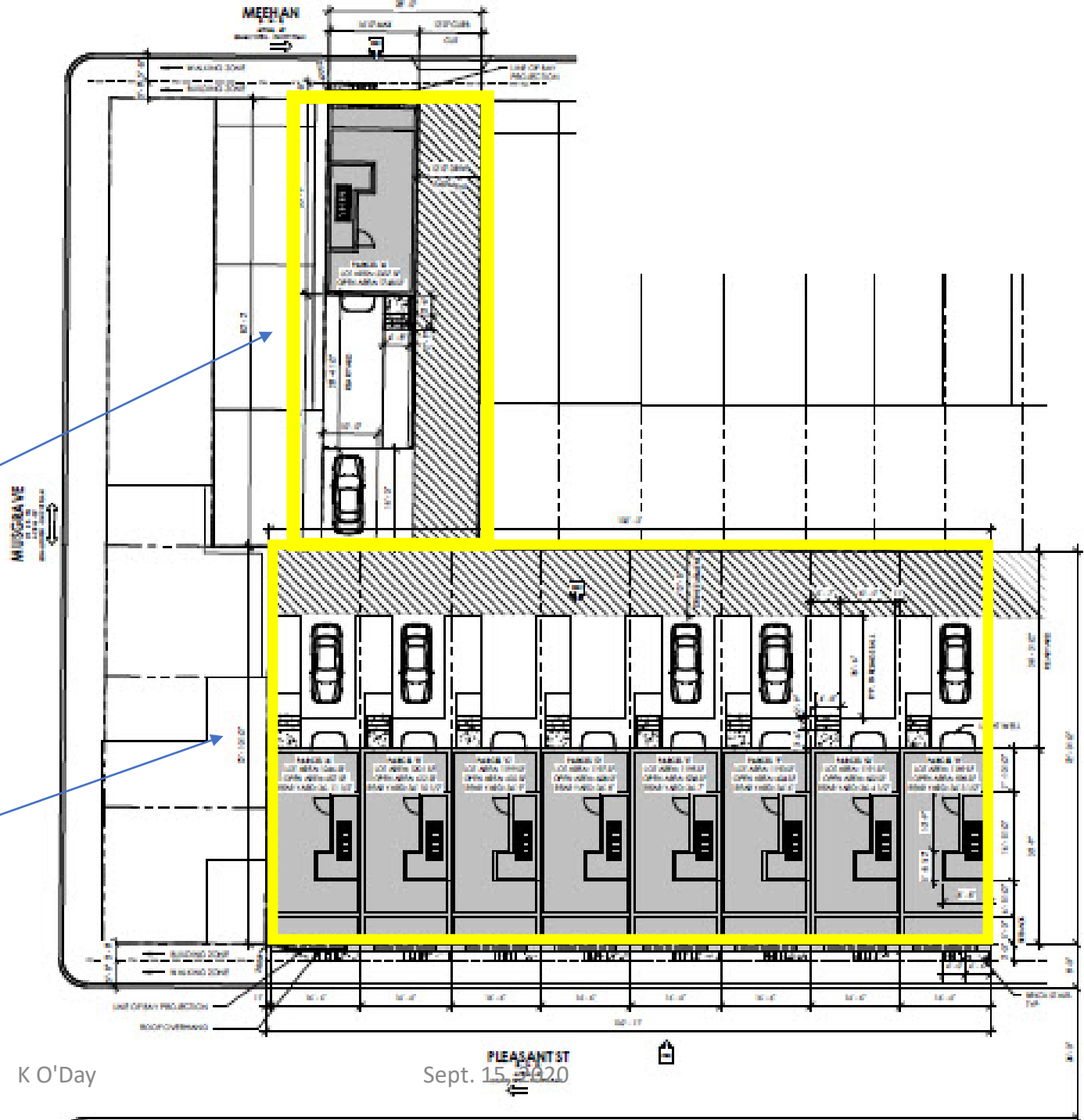
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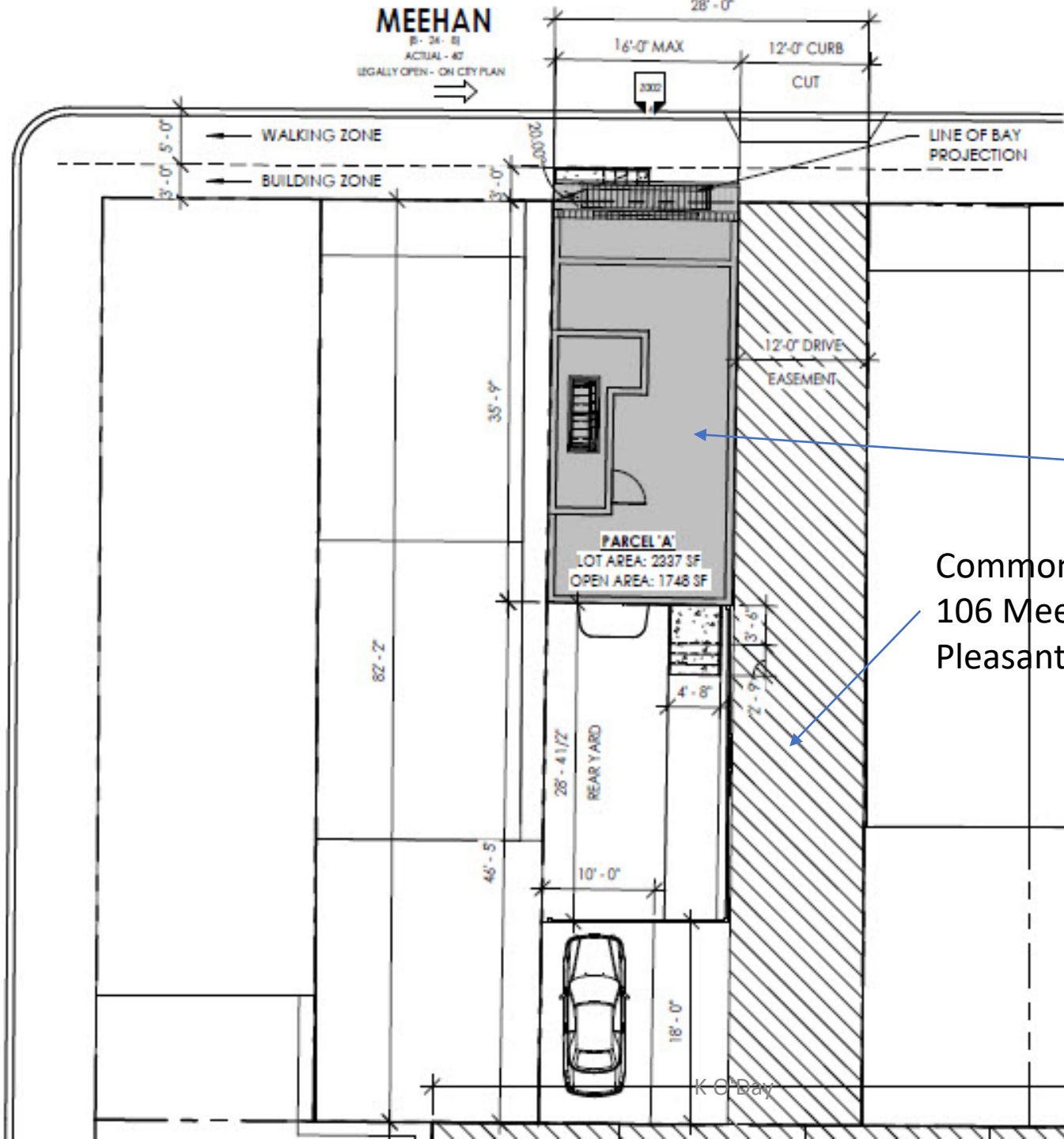
106 Meehan Ave and 109-121 Pleasant St Site Plan

2 Components

106 Meehan Ave Single Family House And Common Driveway for 9 parcels

109-121 Pleasant St: 8 houses and Common Driveway for 8 units





106 Meehan Ave Site Plan (Portion)

Single Family House

Common Driveway:
106 Meehan St and
Pleasant St Units A-H (8)



MEEHAN AVE VIEW

Sept. 15, 2020



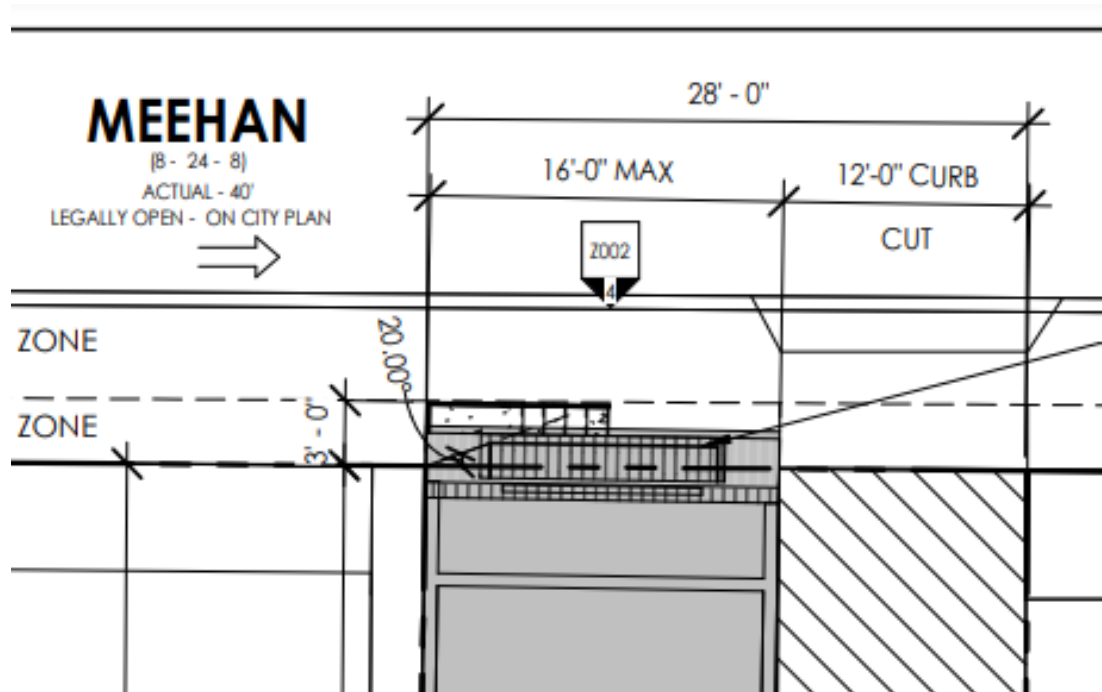
106 E Meehan Ave: Originally attached to 108 and 110 Meehan Ave Houses

K O'Day

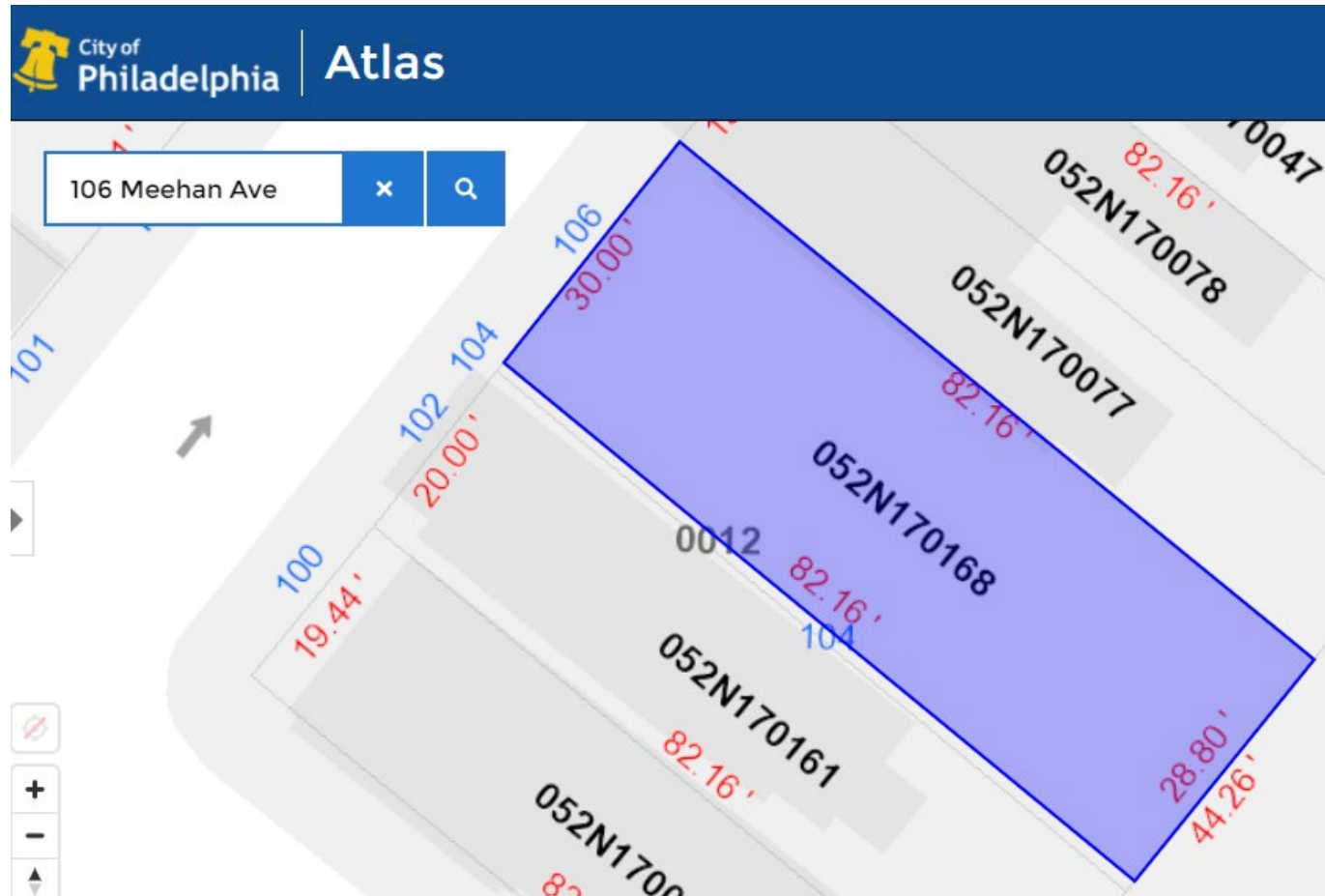
Sept. 15, 2020

Actual Frontage of 106 Meehan St?

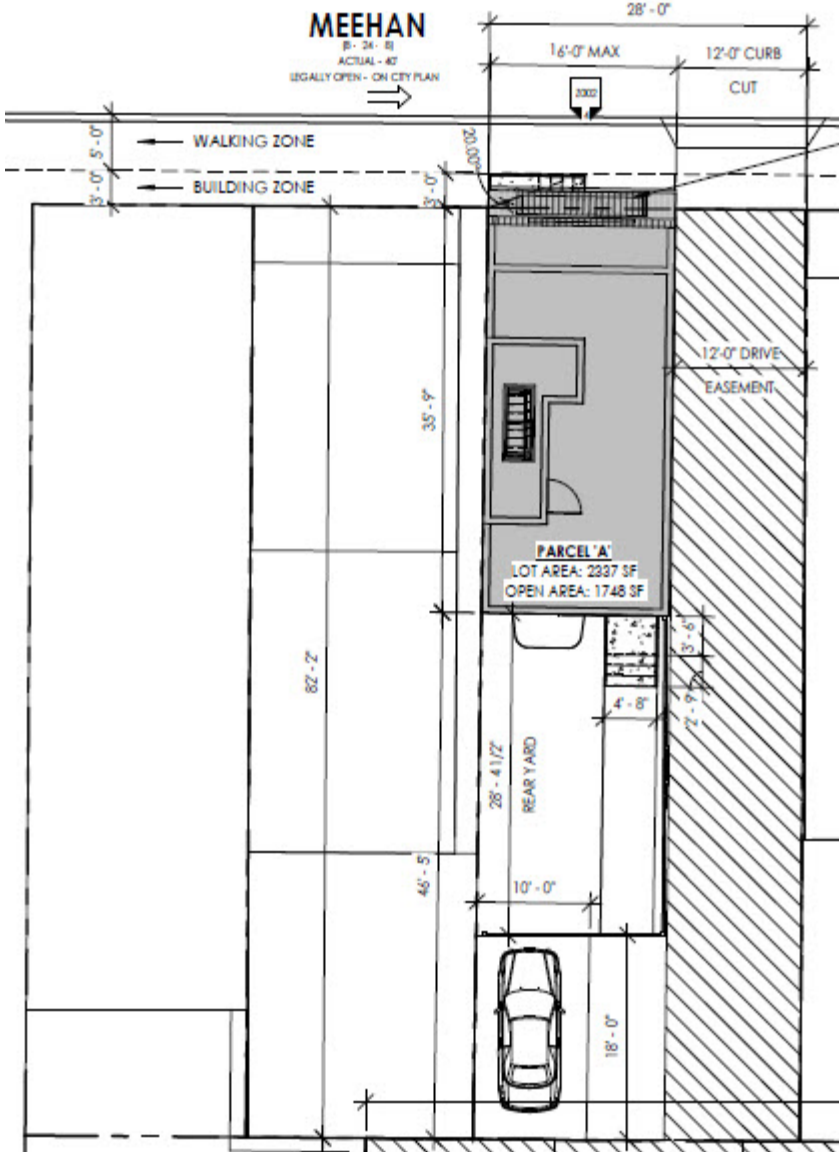
Applicant's Site Plan: Shows 28-ft



City Atlas – Registry Map: Shows 30-ft



City Atlas also shows 104 Meehan Ave with Width of 2-ft. This 2-ft remnant not shown on Applicant's Plan. Needs to be resolved.



106 Meehan Ave: 2 Variances

Applicant's Response

“In the alternative , Applicant hereby asserts that the zoning examiner’s determination that the dwelling unit planned for 106 Meehan Avenue is a semi-detached structure was erroneous.

The correct determination is that 106 Meehan is an “attached building”, and as such Refusals #9 and #10 should not have been generated.”

Source: Applicant’s Appeal to ZBA, Attachment, pg. 3

L&I Review

TABLE 14-701-1; §14-803(1)(b)(1)(a)(ii)	MINIMUM REAR YARD DEPTH AT PARKING (FT.) (106 MEEHAN AVE)	REQUIRED 9 FT.	PROPOSED 0 FT.
	TABLE 14-701-1	MINIMUM SIDE YARD WIDTH (FT.) (106 MEEHAN AVE)	REQUIRED 5 FT

Sept. 15, 2020

Applicant's Explanation on 106 Meehan Ave Attached Building Classification

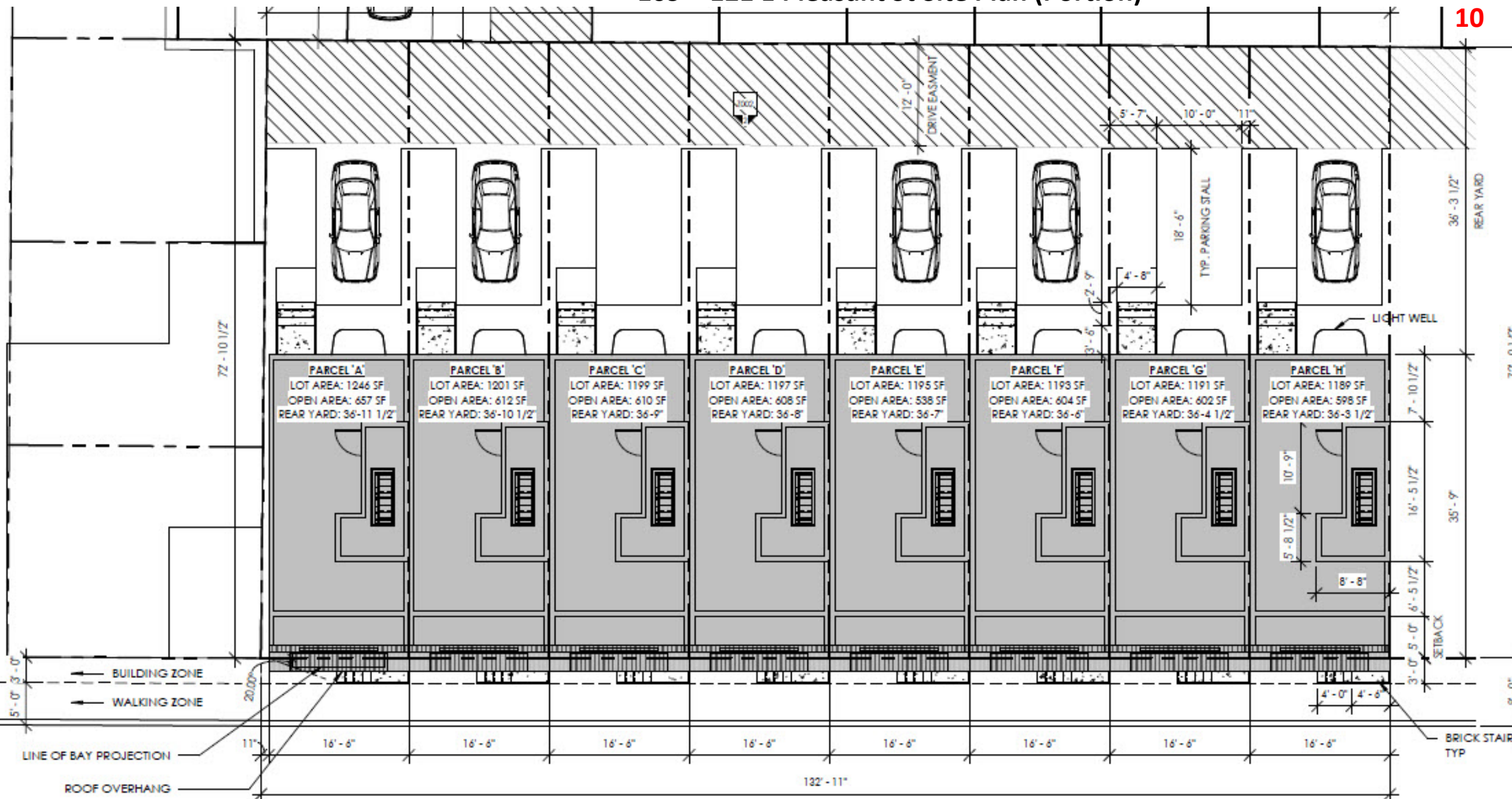
The building planned for 106 Meehan is an “attached building” because Section 14-203(44)(a) defines an attached building as, “For intermediate lots, a building with both side building walls located on or at the side lot line.”

- Section 14-203(178) defines “lot line” as “A boundary line delineating one lot from another lot, street, or any public or private means of vehicular or pedestrian traffic.”
- The building planned for 106 Meehan will be bounded to the west by the side building wall of the home at 102 Meehan Ave., and bounded to the east by the boundary line of the non-exclusive easement area on which the shared vehicular driveway will run.
- Therefore the building is bound “with both side building walls located on or at the side lot line”, and accordingly in an “attached building” under the Zoning Code.

***106 Meehan Ave Semi-detached or Attached Classification
resolution will affect Rear Parking for 109-121 Pleasant St.***

109 – 121 E Pleasant St Site Plan (Portion)


10



109 – 121 Pleasant St: 8 Variances
Minimum Lot Size Variance and By-right Option

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:	
		REQUIRED	PROPOSED
TABLE 14-701-1	MINIMUM LOT AREA (SQ. FT.)	1440 SQ. FT.	1246.292 SQ. FT. (PARCEL A) 1201.443 SQ. FT. (PARCEL B) 1199.505 SQ. FT. (PARCEL C) 1197.568 SQ. FT. (PARCEL D) 1195.630 SQ. FT. (PARCEL E) 1193.692 SQ. FT. (PARCEL F) 1191.755 SQ. FT. (PARCEL G) 1189.817 SQ. FT. (PARCEL H)
<p>109 - 121 Pleasant St By Right Parcels (Overall Parcel: 132–ft by 72-ft)</p> <p><input type="checkbox"/> By-right Option 1:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Preserve 121 Pleasant House (50-ft by 72-ft) <input type="checkbox"/> Build 4 houses on 20-ft by 72-ft lots <p><input type="checkbox"/> By-right Option 2:</p> <ul style="list-style-type: none"> • Lot 20-ft by 72 ft = 1,440 sf • 132-ft frontage/20-ft per lot • 6 lots @ 1,440 sf each • 6-ft setback on both ends of attached building 			



110 Pleasant St

Character of 100 Block Pleasant St

- Houses Setback
- Porches
- 2 Stories
- Average lot: 1,172 sf

109-121 Pleasant St: 8 Units

13



PERSPECTIVE

Applicant's Proposal

- 3 Story Building with Pilot House and Roof Deck
 - Close to sidewalk
 - Average Lot size 1,201 sf
 - Parking in Rear if 106 Meehan Ave
- Variance Approved



Existing: 110 – 112 Pleasant St

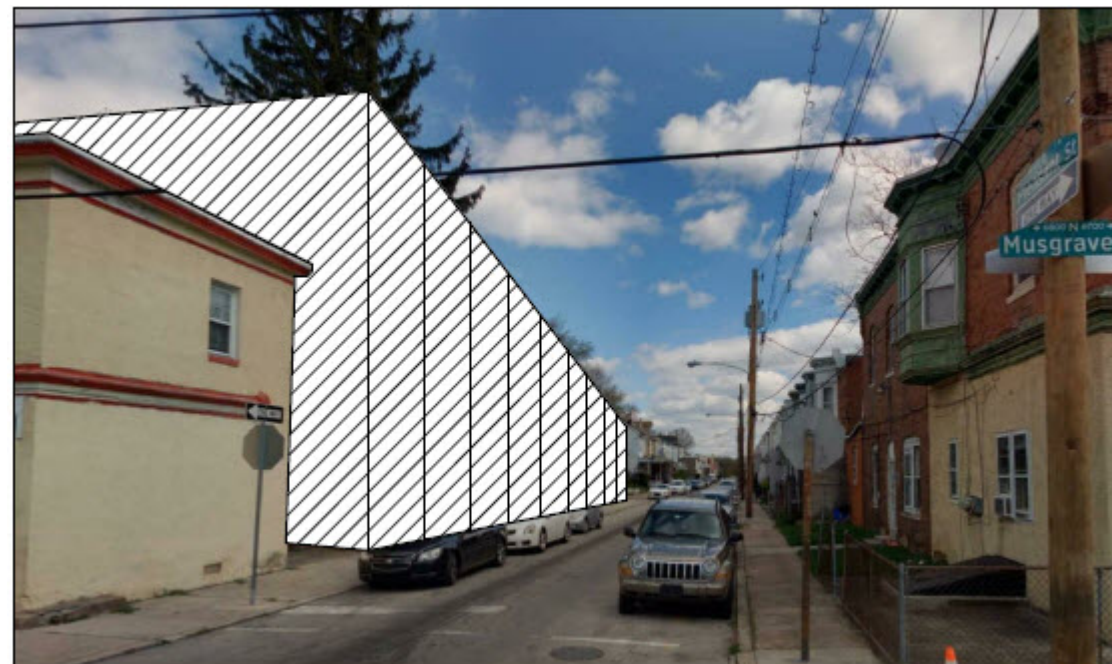


Proposed: 109 – Units A & B

City Atlas



Applicant Visualization





Existing

Proposed



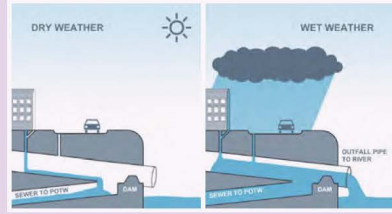
Upper NW 2035 Plan

FLASH FLOODS

The two branches of the Wingohocking Creek were converted into underground sewers to facilitate land development in the late 19th and early 20th centuries. The Wingohocking Creek watershed, spanning across portions of Germantown, Mount Airy, and beyond, is heavily developed with hard surfaces like buildings and asphalt. Rainwater that falls in this watershed, plus wastewater generated by homes, businesses, and institutions, eventually drains to the covered sewer.

Because rainwater travels quickly over hard surfaces, there is little opportunity for it to be absorbed into the soil. Heavy rain storms can overwhelm the sewer system. On several occasions, rain water has backed up in to basements and risen into streets, usually with little warning. Flood waters usually recede very quickly, but still create dangerous situations and lead to property damage.

Combined Sewer Overflow



Types of Flooding in the Upper Northwest

Overland or Street Runoff

Flooding on the ground and streets. This flooding can be made worse when combined sewers can't handle the volume of water. Some areas of Philadelphia have overland flooding because they don't have sewers. Overland runoff can also lead to flash floods.

Basement Backups

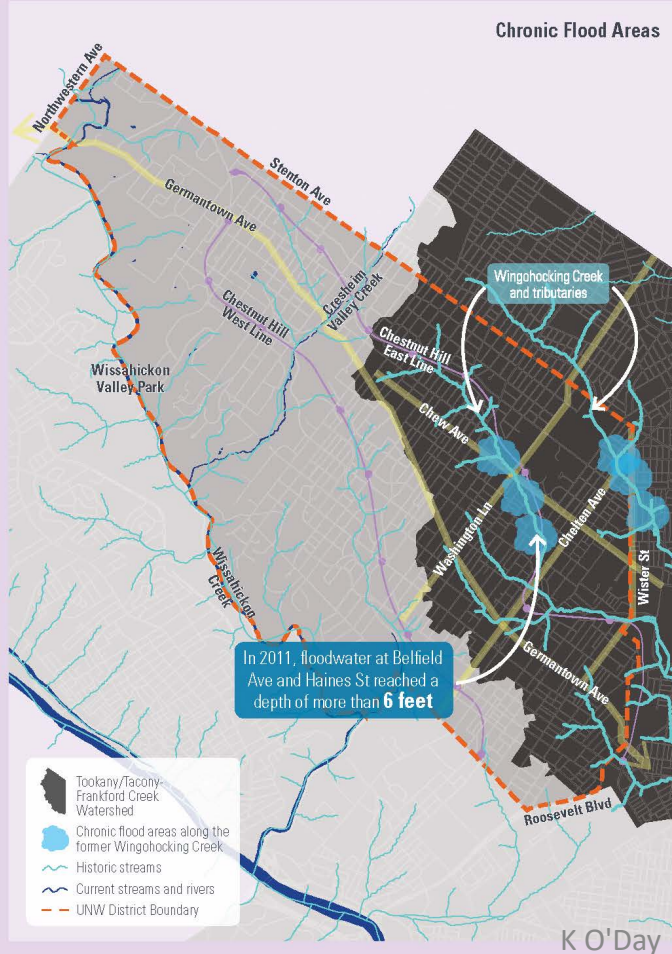
Extreme amounts of rain can overwhelm the sewer system. At times, water is forced into basement through drains, sinks, and toilets.

Definition | Combined Sewer Systems

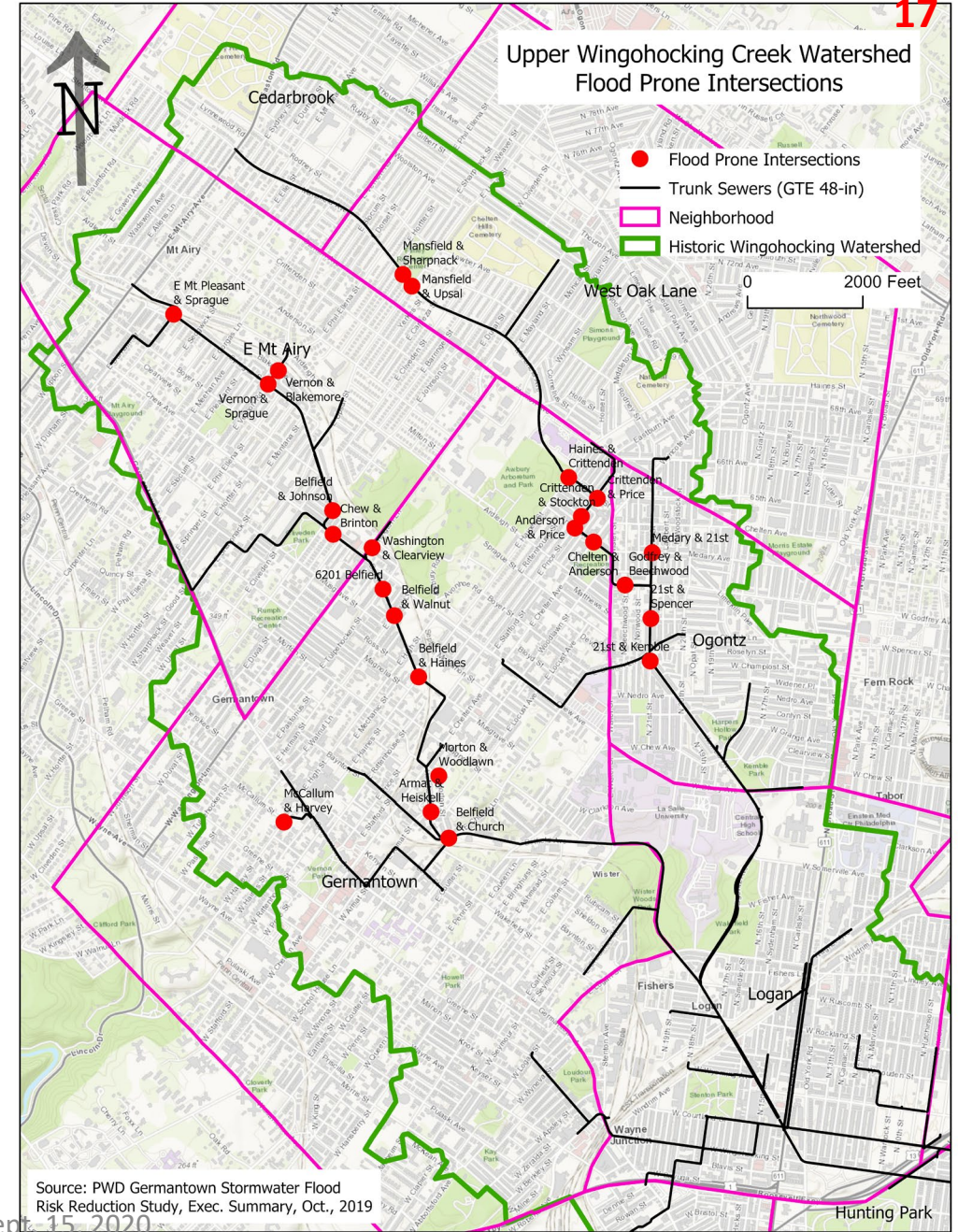
In combined sewer systems, both rain and household water goes into the same pipes. The pipes take it to treatment plants, where it is treated then released into rivers and creeks. However, during the heaviest storms, there is not enough space for rain and household water in the pipes and treatment plants. The extra water is released through combined sewer overflows (CSO). These overflows cause the untreated water to be released into nearby rivers and streams.

Definition | Watershed

A watershed is an area of land within which water from rain or snow drains into a body of water, such as a river, lake or ocean



Germantown Flood Relief Study: April 2020



109 – 121 Pleasant St: Existing Impervious Cover



Parcel Area (square feet)		Gross Area	Impervious Area
Total:	3,226	Total:	806
Credit:	0	Credit:	0

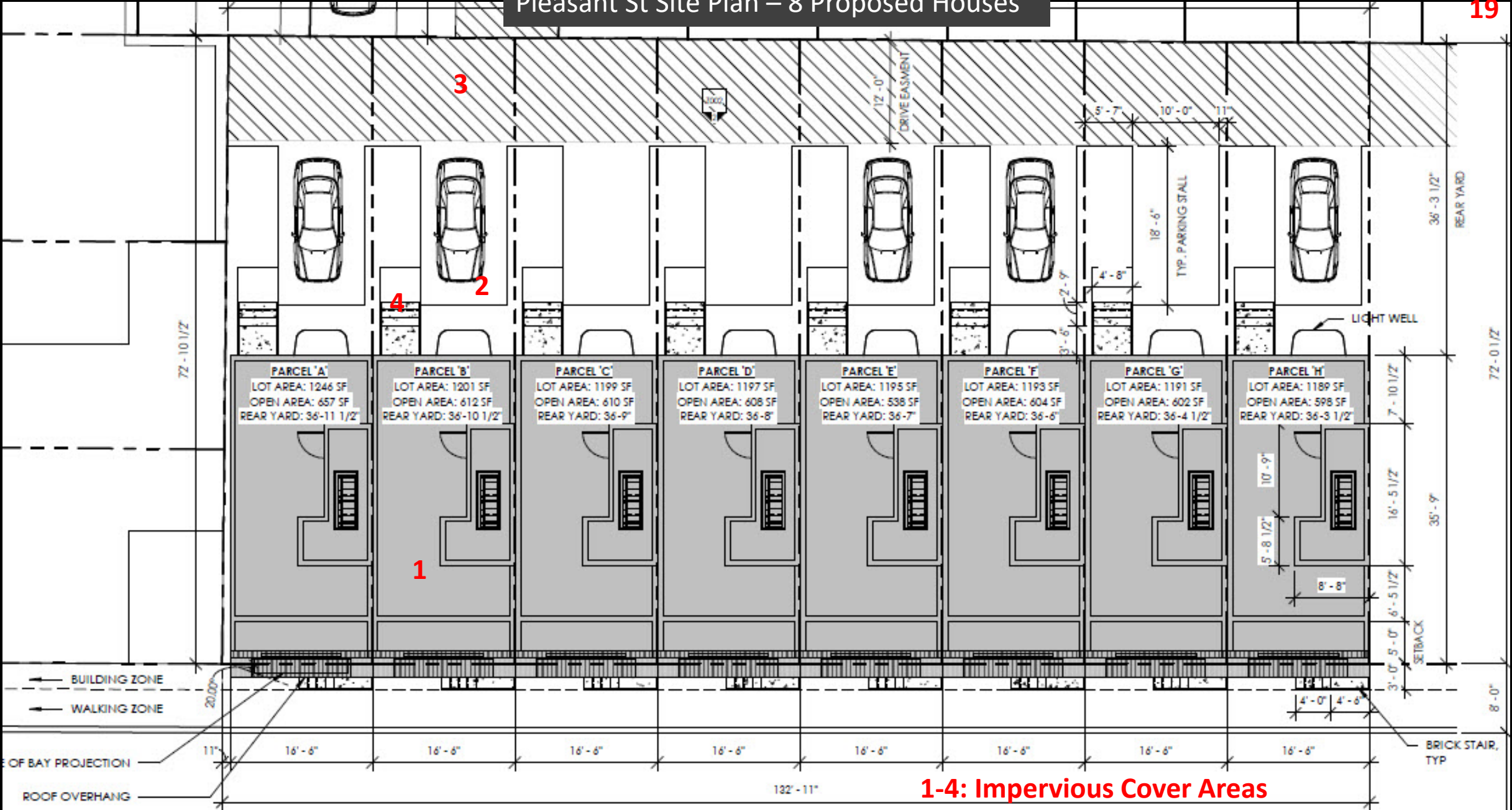


Parcel Area (square feet)		Gross Area	Impervious Area
Total:	6,461	Total:	1,396
Credit:	0	Credit:	0

Parcel	Total Area sf	Impervious Area sf
109	3,226	806
121	6,461	1,396
Total	9,687	2,202

Existing Per Cent impervious Cover = $\frac{2,202 * 100}{9,687}$ = **22.7%**

Pleasant St Site Plan – 8 Proposed Houses



1-4: Impervious Cover Areas

Impervious Cover Estimates – Lot B			
Parcel Area	Description	Dimensions - ft	Area - Sf
1	Building	16.5 ft by 35.75 ft	590 sf
2	Parking	10 ft by 18.5 ft	185 sf
3	Driveway	12 ft by 16.5 ft	198 sf
4	Rear Steps & Landing	4.7 ft by 9.5 ft	<u>45 sf</u>
Total	Impervious Area		1,017 sf

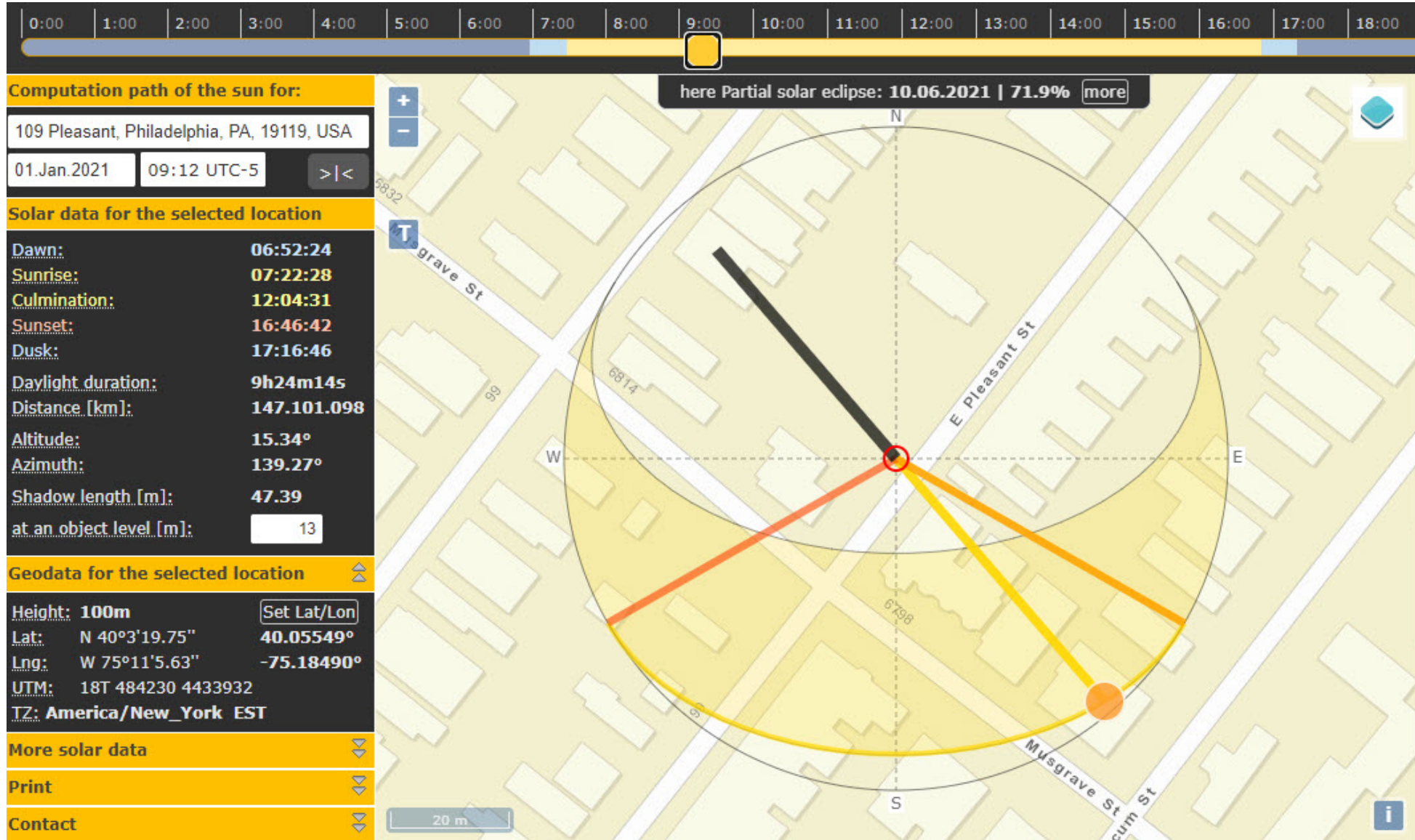
$$\begin{aligned}
 \text{Lot B Per Cent impervious Cover} &= \frac{1,017 * 100}{1,201 (\text{Lot 2})} \\
 &= \mathbf{84.7\%}
 \end{aligned}$$

Existing 109 - 121 Pleasant St impervious Cover: 22.7%

109 - 121 Pleasant St Impervious Cover Square Ft							
House	Total Area	Building	Driveway	Parking	Steps - Landing	Sum Imp Cover	% Imp
A	1,246	589	198	185	45	1,017	81.6%
B	1,201	589	198	185	45	1,017	84.7%
C	1,199	589	198	185	45	1,017	84.8%
D	1,197	589	198	185	45	1,017	85.0%
E	1,195	589	198	185	45	1,017	85.1%
F	1,193	589	198	185	45	1,017	85.2%
G	1,191	589	198	185	45	1,017	85.4%
H	1,189	589	198	185	45	1,017	85.5%
Total	9,611	4,712	1,584	1,480	360	8,136	84.7%

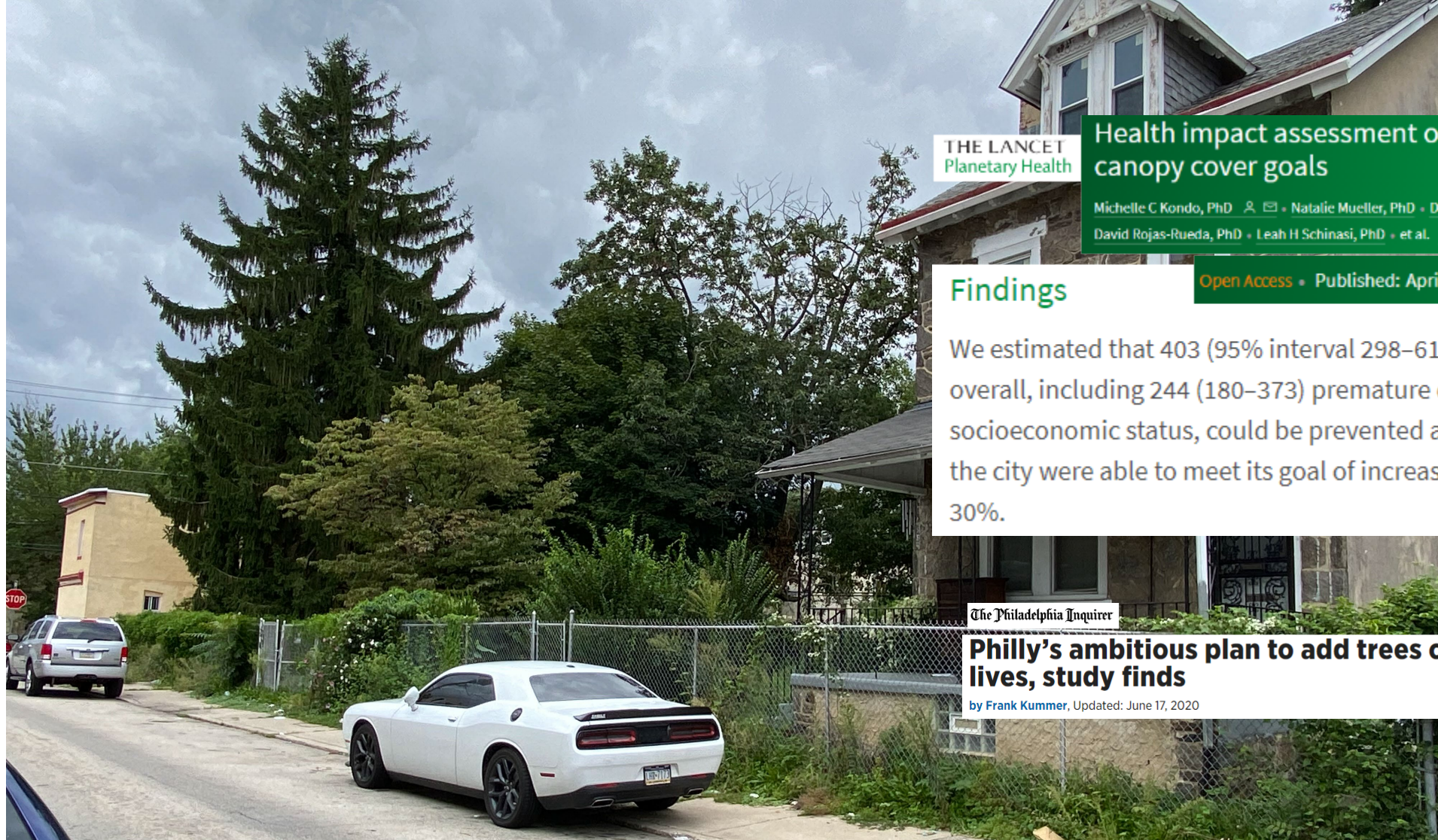
Existing impervious Cover – 2,202 sf

Proposed Imp Cover 3.7 times existing level



Applicant's Statement:
Pg. 4 of Appeal Attachment.

"The variances sought will not substantially or permanently harm our neighbors' use of their properties or impair an adequate supply of light and air to those properties."



THE LANCET
Planetary Health

Health impact assessment of Philadelphia's 2025 tree canopy cover goals

Michelle C Kondo, PhD • Natalie Mueller, PhD • Dexter H Locke, PhD • Lara A Roman, PhD • David Rojas-Rueda, PhD • Leah H Schinasi, PhD • et al. [Show all authors](#)

Findings

Open Access • Published: April, 2020

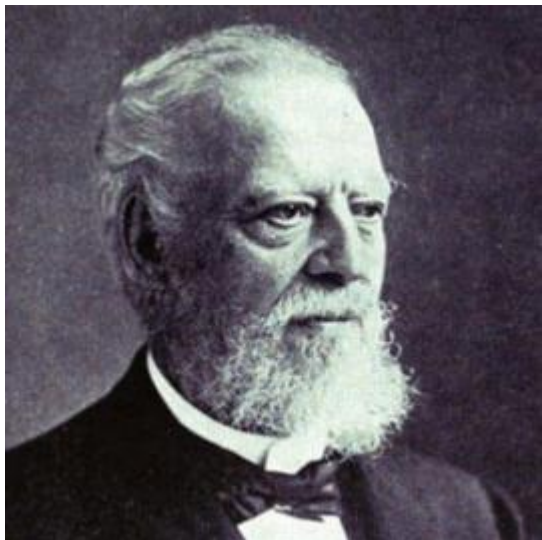
We estimated that 403 (95% interval 298–618) premature deaths overall, including 244 (180–373) premature deaths in areas of lower socioeconomic status, could be prevented annually in Philadelphia if the city were able to meet its goal of increasing tree canopy cover to 30%.

The Philadelphia Inquirer

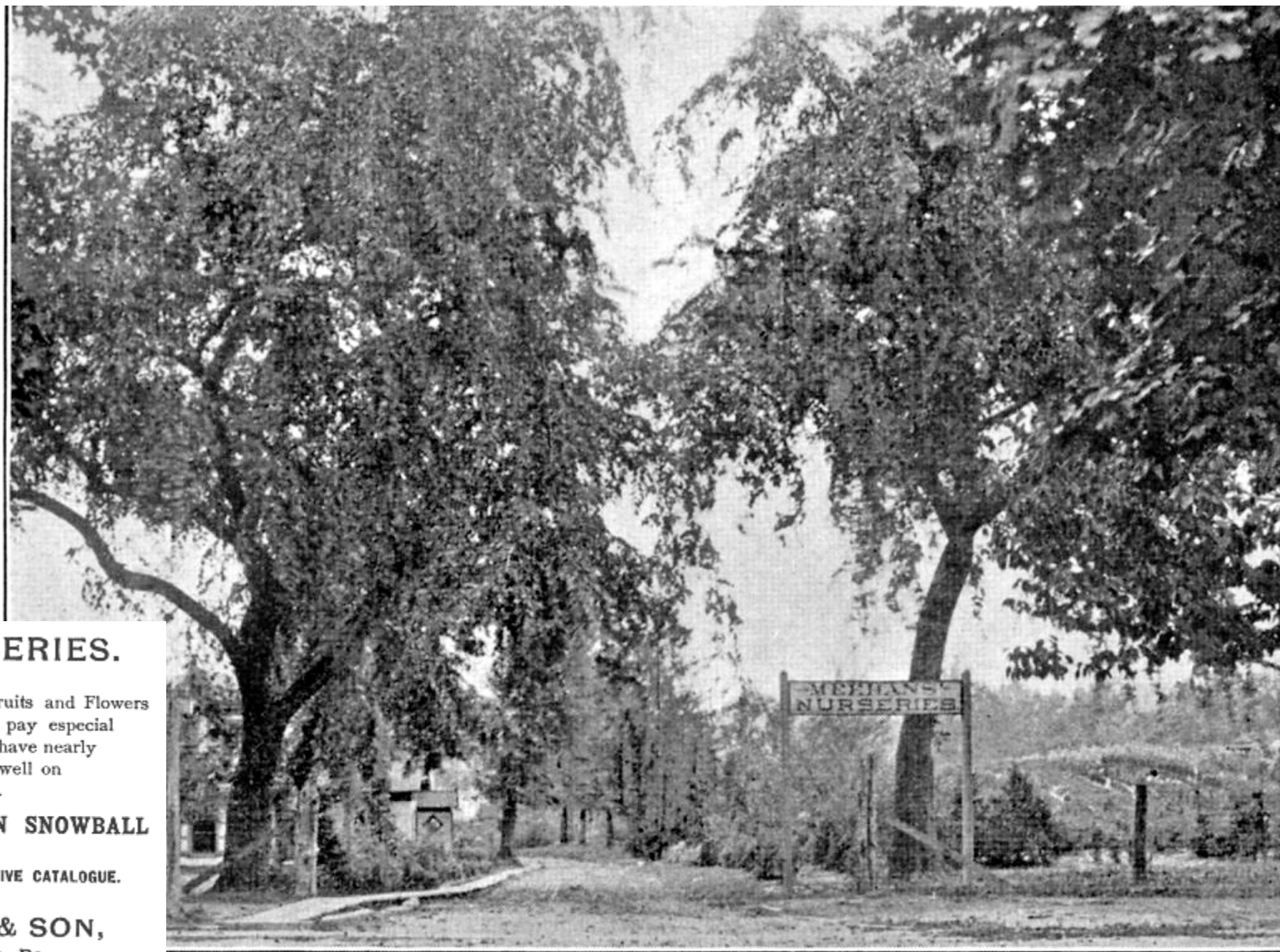
Philly's ambitious plan to add trees could save hundreds of lives, study finds

by Frank Kummer, Updated: June 17, 2020

Trees & Health Impact



Thomas Meehan



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—A SPECIALTY.—

SEND SIX CENTS IN STAMPS FOR DESCRIPTIVE CATALOGUE.

THOMAS MEEHAN & SON,
Germantown, Philadelphia, Pa.



JAPAN SNOWBALL.

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