

# Registered Community Organizations (RCOs)

Offering community members the chance to learn about developments that affect them and to give feedback.



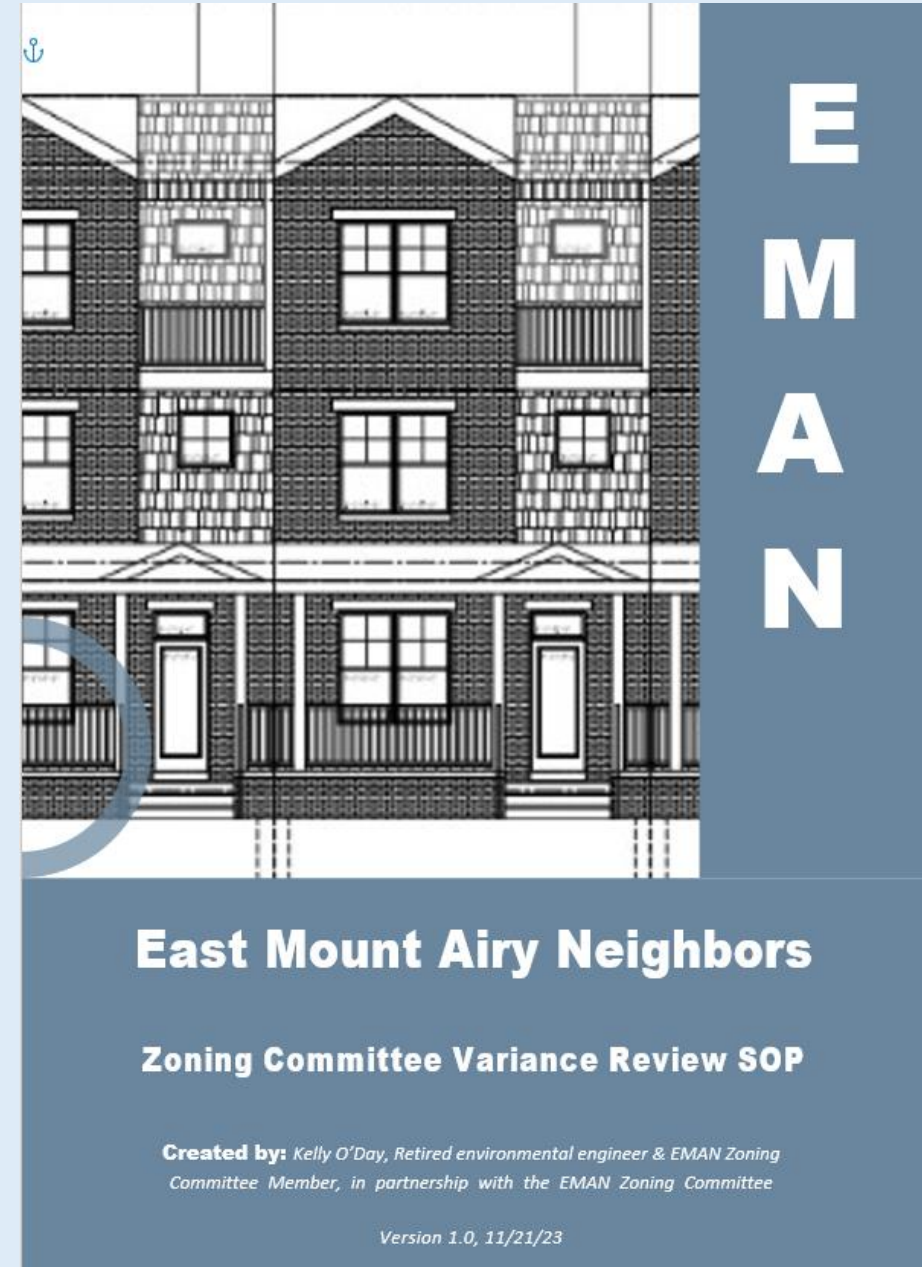
## EMAN Zoning Committee's RCO Priorities

- Serve as E Mt Airy's zoning history **collective memory**
- Educate** E Mt Airy residents on zoning issues
- Notify Neighbors** of upcoming RCO Community and Vote meetings
- Serve as **neutral fact finder** to provide reliable information to all parties in Variance Review Process
- Host respectful and informative meetings** where Applicant, Near Neighbors and E Mt Airy Residents can share information and express their view about a proposed Variance
- Oversee a fair and accurate vote** on the Proposed Variance and possible proviso recommendations that Neighbors may want to have the ZBA consider
- Advise the ZBA of Near Neighbors and E Mt Airy Residents' vote results**

# East Mount Airy Neighbors RCO Standard Operating Procedures

This recently created handbook describes EMAN's process, our research on proposed projects, and how we provide fact-based information to EMA residents.

Available at: [www.eastmountairy.org/zoning](http://www.eastmountairy.org/zoning)



## **ZONING INTRO: BECOME AN EXPERT IN ONE CONVENIENT SLIDE**

### **Q: What is Zoning?**

A: A set of restrictions and conditions on HOW a property owner can use or develop their property.

### **Q: Why do we have zoning in the City?**

A: Helps make sure that the ways property is developed and used is safe, doesn't impact other properties negatively, minimizes negative environmental impacts, weighs character of neighborhoods, etc. Allows for orderly, well-planned development and use of land.

### **Q: Does every piece of property in the City have a zoning classification assigned to it?**

A: Yes. (Check Out: [www.atlas.phila.gov](http://www.atlas.phila.gov) to search any property's zoning)

### **Q: Who decides what the zoning classification is for a specific property?**

A: City Council, along with the Mayor who signs the bill into law.

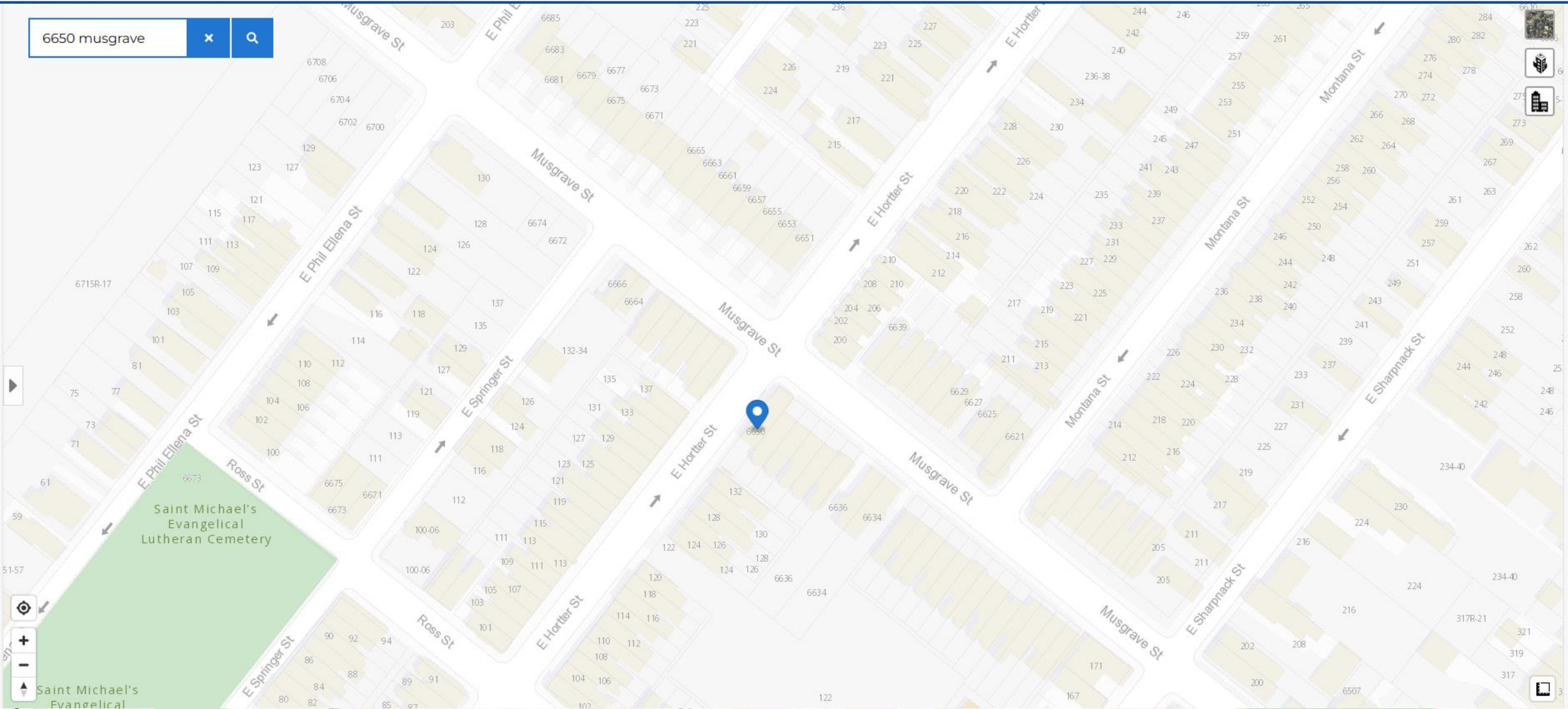
### **Q: Who decides what a property owner can and cannot do with their property depending on their zoning?**

A: City Council, along with the Mayor who signs the bill into law.

### **Q: What if a property owner wants to use their property in a way that ISN'T allowed based on their zoning?**

A: Seek a VARIANCE from the Zoning Board of Adjustment. (this is why we are here now)

# 6650 Musgrave St.: Present



# The Property: 6650 Musgrave St.



# The Property: 6650 Musgrave St.



← 6650 Musgrave St 🔍 ✕

6652 Musgrave St 📍  
Philadelphia, Pennsylvania  
Google Street View  
Oct 2019 See more dates



# The Property: 6650 Musgrave St.



# RCO Notification: Near Neighbor Properties for 6650 Musgrave St.

City of Philadelphia

Mayor's Office | City government directory | SELECT LANGUAGE

INSTRUCTIONS | CONTACT LISTS | LEGISLATION & REGULATION

RCO NOTIFICATION FOR ZONING APPLICATIONS

6650 musgrave

Info

SUBJECT: 6650 MUSGRAVE ST  
COUNCIL DISTRICT: 8  
RCO: East Mt. Airy Neighbors, 22nd Ward Democratic RCO, KECO INC

**148**

PROPERTIES NEED TO BE NOTIFIED

DOWNLOAD RCO LIST

DOWNLOAD ADDRESS LIST

Powered by Esri

**Variance Request:** To allow for Multi-Family household living, specifically Four dwelling units on the property.

**L&I Refusal:** Multi-Family use is prohibited in the RSA-5 zoning district. See Phila. Code Section 14-602(1).

148 Near Neighbor Properties



# L&I Notice of Refusal

6650 Musgrave St.  
RSA5 District, CD 8

**Permit Request:** Allow 4 dwelling units on the property.

**L&I Refusal:** Multi-family use not allowed in RSA-5 zoning district



**Notice of:**  Refusal  Referral

Application Number: ZP-2023-002426	Zoning District(s): RSA5	Date of Refusal: 3/17/2023
Address/Location: 6650 MUSGRAVE ST, Philadelphia, PA 19119-2216 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Henry Clinton ESQ.	Applicant Address: Queen Memorial Building 1313 S. 33rd Street Philadelphia, PA 19146 USA	Civic Design Review? N

APPLICATION IS FOR A MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4) DWELLING UNITS ON THE SAME LOT WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

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	USES ALLOWED IN RESIDENTIAL DISTRICT	THE PROPOSED, MULTI-FAMILY HOUSEHOLD LIVING, IS PROHIBITED, IN THIS ZONING DISTRICT

ONE (1) USE REFUSAL

Fee to File Appeal: \$300

**NOTES TO THE ZBA:**

SEE APPLICATION# 15774, CALENDAR# 06-0796; THE CASE WAS DISMISSED ON 10/17/2006 FOR A RETAIL GROCERY STORE WITH PREPARING AND SERVING OF HOT AND COLD FOODS FOR TAKE OUT ON THE 1<sup>ST</sup> FLOOR, IN THE SAME BUILDING WITH AN EXISTING SINGLE FAMILY DWELLING ON THE 2<sup>ND</sup> FLOOR AND A VACANT 3<sup>RD</sup> FLOOR; AND FOR THE ERECTION OF AN ACCESSORY WRAP AROUND AWNING SIGN WITH COPY ON SIDES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

SEE APPLICATION# 010521034; CAL# 02-0142, FOR RETAIL GROCERY STORE WITH PREP. AND SERVING OF COLD SANDWICHES FOR TAKE-OUT, AND TWO APARTMENYS. CASE DISMISSED 11/19/04.

**Parcel Owner:**

TUDAE TORBOH CEMAH F

# Property Owner Appeals L & I Refusal to Zoning Board of Adjustment (“ZBA”)

 <p>ZONING BOARD OF ADJUSTMENT <b>APPLICATION FOR APPEAL</b></p> <p>CALENDAR # _____ (FOR OFFICE USE ONLY)</p>	<p>WHEN COMPLETED, MAIL TO:</p> <p>CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS BOARDS ADMINISTRATION MUNICIPAL SERVICES BUILDING, 11TH FLOOR 1401 JOHN F. KENNEDY BLVD. PHILADELPHIA, PA 19102</p>
<p>APPLICANT MUST COMPLETE <u>ALL</u> INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS</p>	
<p>LOCATION OF PROPERTY (LEGAL ADDRESS)</p> <p>6650 Musgrave Street, Philadelphia, PA 19119</p>	
<p>PROPERTY OWNER'S NAME:</p> <p>Turdae Torboh Cemah F</p> <p>PHONE #: [REDACTED]</p> <p>E-MAIL: [REDACTED]</p>	<p>PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)</p> <p>6650 Musgrave St Philadelphia PA 19119-2216</p>
<p>A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA</p>	
<p>APPLICANT:</p> <p>HENRY M. CLINTON, ESQUIRE</p> <p>FIRM/COMPANY: Law Office of Henry M. Clinton, LLC</p> <p>PHONE #: [REDACTED]</p>	<p>APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)</p> <p>QUEEN MEMORIAL BUILDING 1313 S. 33rd STREET PHILADELPHIA, PA 19146</p> <p>E-MAIL: hclinton@hclintonlaw.com</p>
<p>RELATIONSHIP TO OWNER: <input type="radio"/> TENANT/LESEE <input checked="" type="radio"/> ATTORNEY <input type="radio"/> DESIGN PROFESSIONAL <input type="radio"/> CONTRACTOR <input type="radio"/> EXPEDITOR <input type="radio"/> OTHER</p>	
<p>APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2023-002426</p>	
<p>REASONS FOR APPEAL:</p> <p>Seeking variance for one (1) Use Refusal as follows:</p> <p>1. The proposed, multi-family household living, is prohibited in this zoning district.</p> <p>The variances sought is not detrimental to the public welfare, the adjacent properties or the surrounding neighborhood; and will enable the reasonable use of the property which is consistent with the general neighborhood and will not substantially nor permanently impair the neighborhood or impair the appropriate use and development of the adjacent properties.</p>	

# What's the Deal with RSA-5?

Single Family Use: YES

Two-Family Use: No (Unless a variance granted)

Multi-Family Use: No (Unless a variance granted)

Table 14-602-1: Uses Allowed in Residential Districts<sup>493</sup>

Previous District Name	RI	RIA	R2	R3	R4	R5	R6/7	R9A/10A/R20	New	RSA	R8/9/10/10B/18/19	R11/11A/12/13	R14	R15/16	RC-6	WRD/ITD	RC-4	Use-Specific Standards	
District Name	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RSA-6	RTA-1	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3		
<p>Y = Yes permitted as of right   S = Special exception approval required                      N = Not allowed (expressly prohibited)   Uses not listed in this table are prohibited                      See § 14-602(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.</p>																			
<b>Residential Use Category</b>																			
Household Living (as noted below)																			
Single-Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Two-Family	N	N	N	N	N	N	N	N	N	N	N	Y[1]	Y	Y	Y	Y	Y	Y	
Multi-Family	N	N	N	N	N	N	N	N	N	N	N	Y[1]	Y	Y	Y	Y	Y	Y	
Group Living (except as noted below)																			
Personal Care Home	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 14-603(11)
Single-Room Residence	N	N	N	N	N	N	N	N	N	N	S	S	S	S	S	S	S	S	
<b>Parks and Open Space Use Category</b>																			
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Active Recreation	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
<b>Public, Civic, and Institutional Use Category</b>																			
Adult Care	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Child Care (as noted below)																			
Family Child Care	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Group Child Care	N	N	N	N	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	Y	Y	Y	Y	§ 14-603(5)
Child Care Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	§ 14-603(5)
Community Center	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	
Educational Facilities	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Fraternal Organization	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Hospital	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Libraries and Cultural Exhibits	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Religious Assembly	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	Y	
Safety Services	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	Y	
Transit Station	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	Y	
Utilities and Services, Basic	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Wireless Service Facility	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 14-603(16); § 14-603(17)

# 6650 Musgrave St. Zoning

## Zoning District – RSA5

6650 MUSGRAVE ST

PHILADELPHIA, PA 19119-2216

Base district zoning maps, associated zoning overlays, and Registered Community Organizations applicable to your search address. Source: Department of Planning and Development

There is 1 active parcel at this address.

052N090069

**Base District**

<b>RSA-5</b>	Residential Single Family Attached-5
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Pending Bills (0)

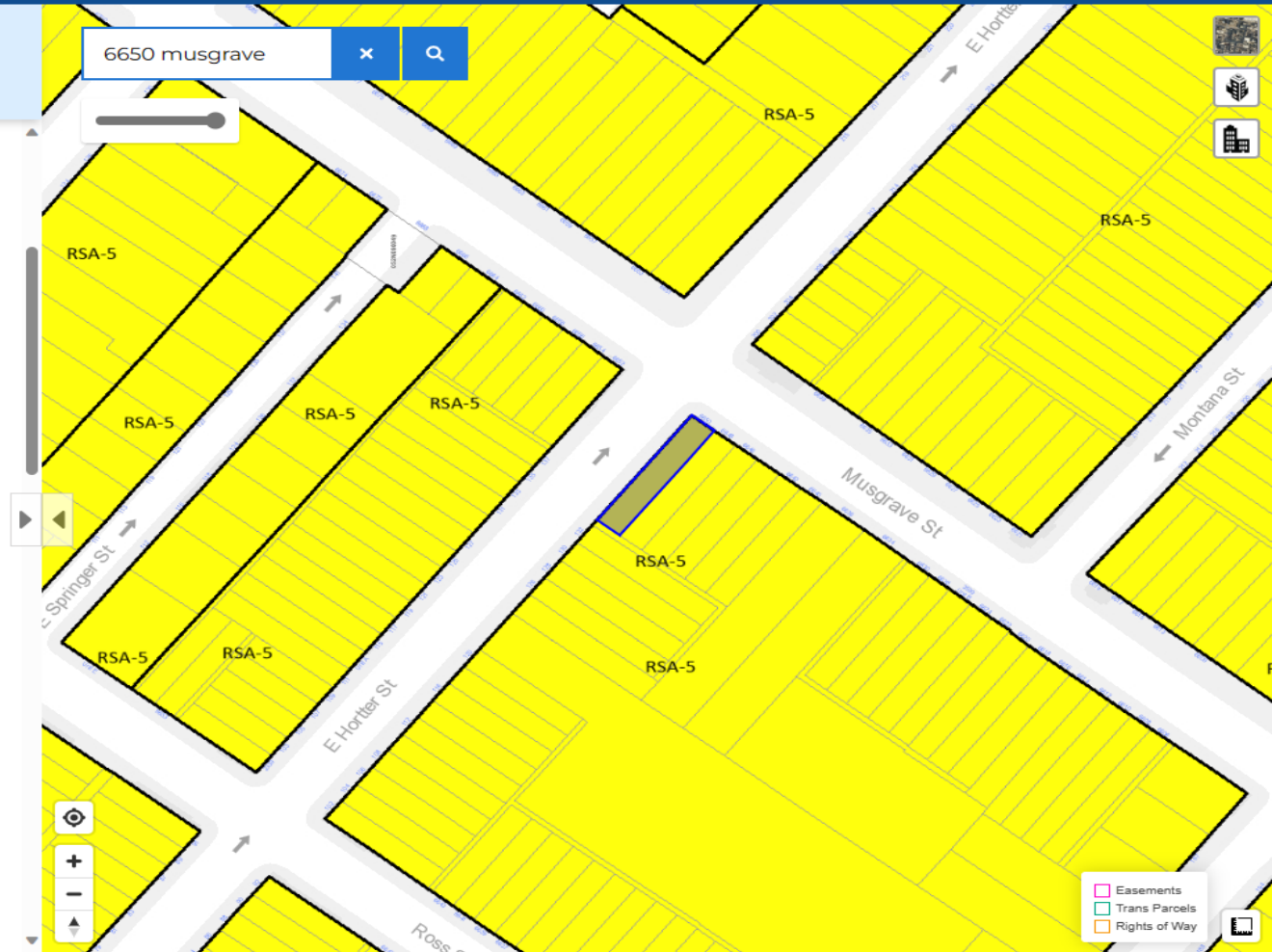
Bill Type	Current Zoning	Pending Bill
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Overlays (2)

Name	Code Section
/EDO Eighth District Overlay District	<a href="#">14-530</a>
/NIS Narcotics Injection Sites Overlay District	<a href="#">14-540</a>

Appeals (1)

Processed Date	ID	Description	Scheduled Date	Status
		PERMIT APPLICATION IS FOR A MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4)		



Feedback

# 148 Near Neighbor Properties

146 RSA-5

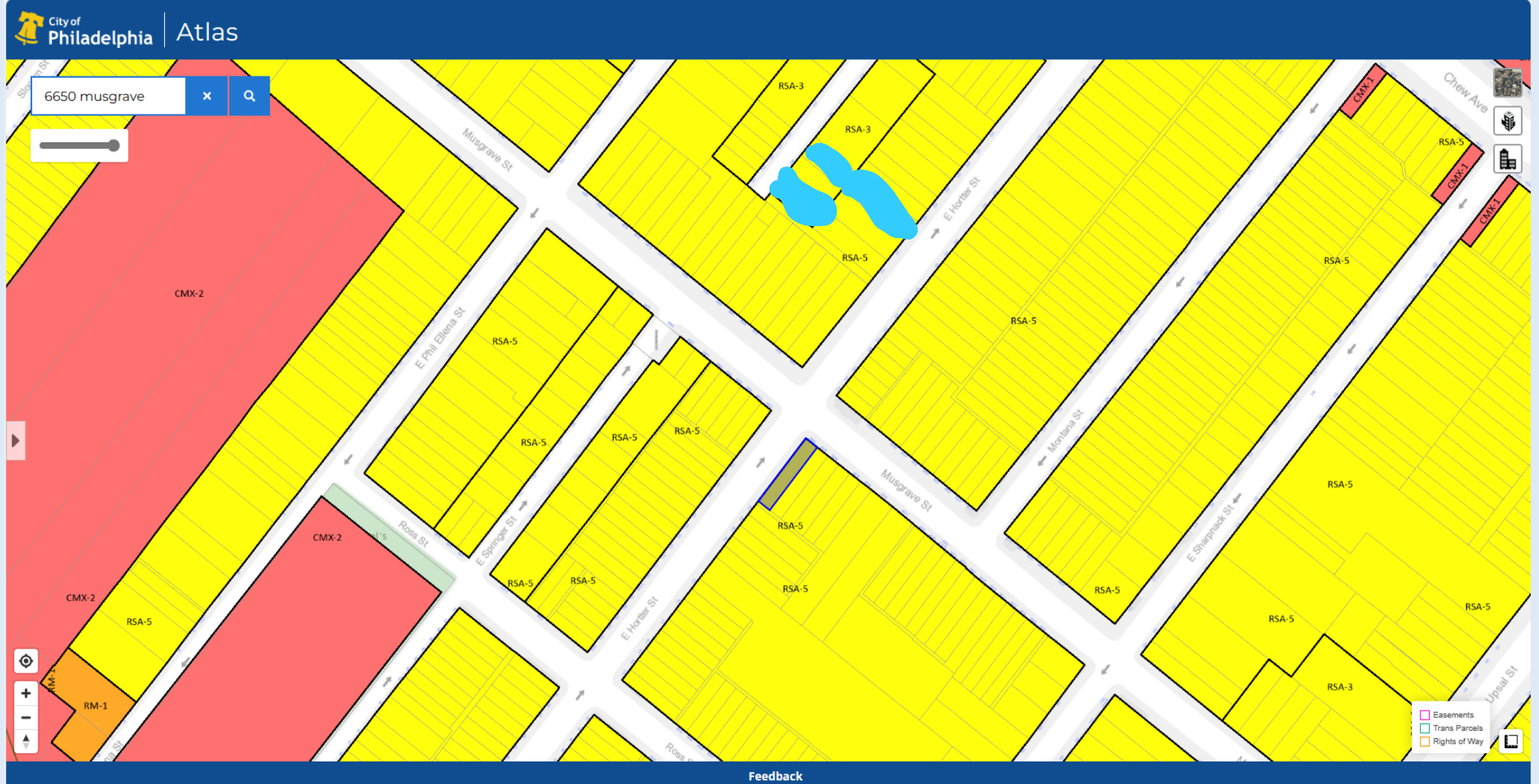
2 RSA-3

**RSA-3  
Allowable  
Uses:**

Single Family:  
**Yes**

Two Family:  
**No**

Multi-Family:  
**No**



**(.1) General Criteria.**

**... The Zoning Board shall grant a variance only if it finds each of the following criteria are satisfied:**

**... unnecessary hardship**

**... least modification possible**

**... harmony with the purpose and spirit of this Zoning Code**

**... will not substantially increase congestion in public streets, danger of fire, or otherwise endanger the public health**

**... will not injure the appropriate use of adjacent conforming property**

**... will not adversely affect transportation or unduly burden water, sewer, school, park, or other facilities**

**... will not affect the implementation of any adopted plan**

**... will not create any significant environmental damage**

**(.2) Criteria Specific to Use Variances.**

**... The Zoning Board shall grant a variance only if it finds each of the following criteria are satisfied:**

**... unique physical circumstances or conditions peculiar to the property and unnecessary hardship due to it**

**... because of unique physical circumstances or conditions no possibility without variance for viable economic use**

**... hardship cannot be cured by a dimensional variance**

**... will not be detrimental to the public welfare**

**... will not alter the essential character of the neighborhood**

# ISSUE 1: Increasing Population Density in an Already Densely Populated Area

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

No. The variance sought will not increase congestion in public streets or in any way endanger the public.

81-49 (1) (Rev. 01/13)

Page 1 of 2

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

No. The variance sought will not increase traffic congestion in public streets nor place an undue burden on water, sewer, school park or other public facilities.

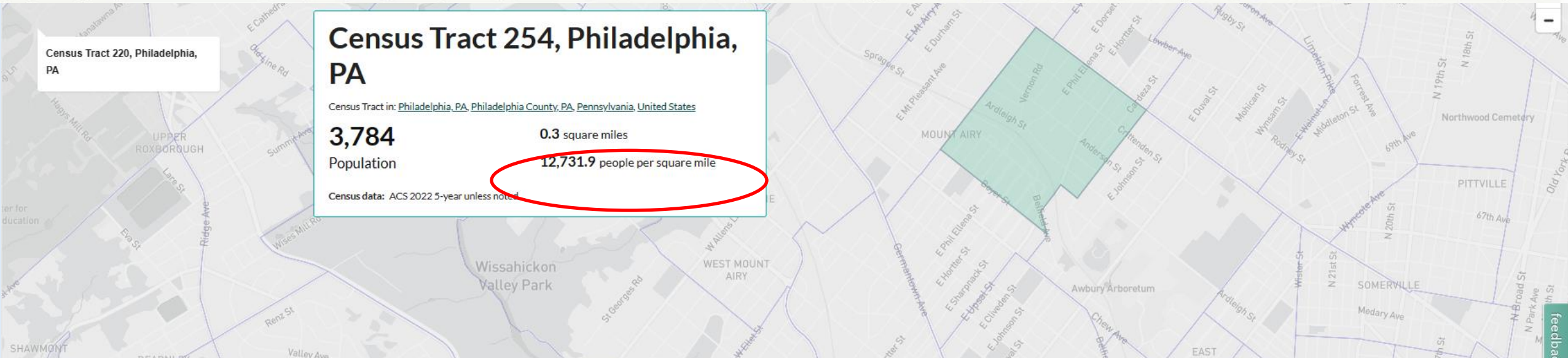
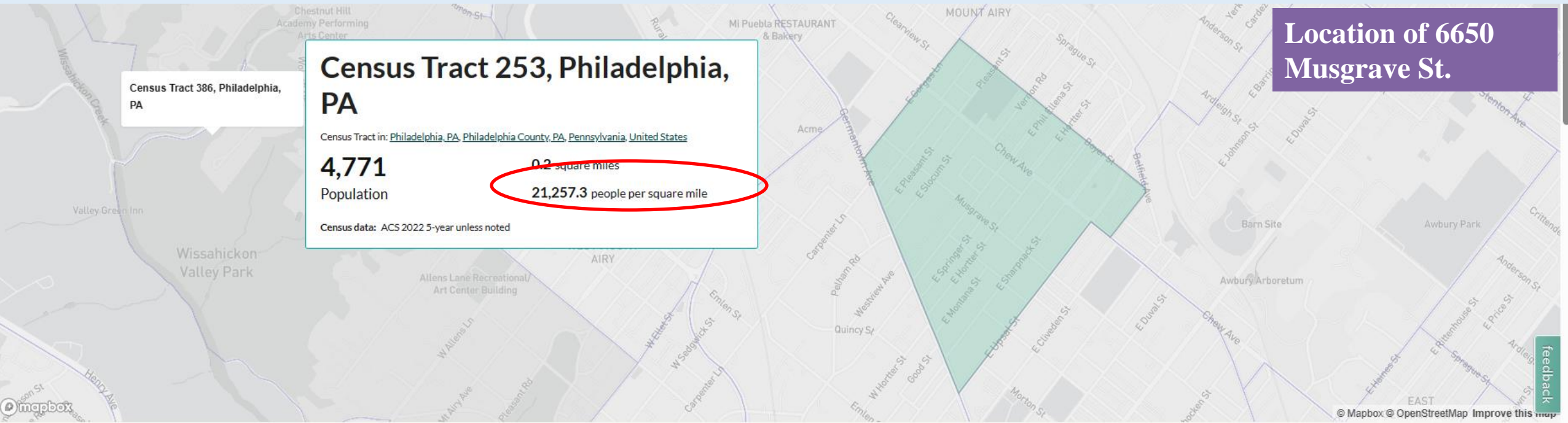
... will not substantially increase congestion in public streets, danger of fire, or otherwise endanger the public health

... will not be detrimental to the public welfare

... will not alter the essential character of the neighborhood

... will not adversely affect transportation or unduly burden water, sewer, school, park, or other facilities

# ISSUE 1: Increasing Population Density in an Already Densely Populated Area





# Location of 6650 Musgrave St.

Census Tract 386, Philadelphia, PA

## Census Tract 253, Philadelphia, PA

Census Tract in: [Philadelphia, PA](#), [Philadelphia County, PA](#), [Pennsylvania](#), [United States](#)


**4,771**

Population

0.2 square miles

**21,257.3** people per square mile

Census data: ACS 2022 5-year unless noted

 Census Reporter

Search for places, tables, topics, or glossaries

Search

## Census Tract 255, Philadelphia, PA

Census Tract in: [Philadelphia, PA](#), [Philadelphia County, PA](#), [Pennsylvania](#), [United States](#)

**2,808**

Population

0.3 square miles

**9,486.9** people per square mile

Census data: ACS 2022 5-year unless noted

feedback

+  
-

feedback

# Location of 6650 Musgrave St.

Census Tract 386, Philadelphia, PA

## Census Tract 253, Philadelphia, PA


Census Tract in: [Philadelphia, PA](#), [Philadelphia County, PA](#), [Pennsylvania](#), [United States](#)

**4,771**  
Population

0.2 square miles

**21,257.3** people per square mile

Census data: ACS 2022 5-year unless noted

 Census Reporter

Search for places, tables, topics, or glossaries

Search

## Census Tract 237, Philadelphia, PA

Census Tract in: [Philadelphia, PA](#), [Philadelphia County, PA](#), [Pennsylvania](#), [United States](#)

**4,874**  
Population

0.4 square miles

**11,765.1** people per square mile

Census data: ACS 2022 5-year unless noted

feedback

feedback

# Density and Modes of Transport

## Transportation to work

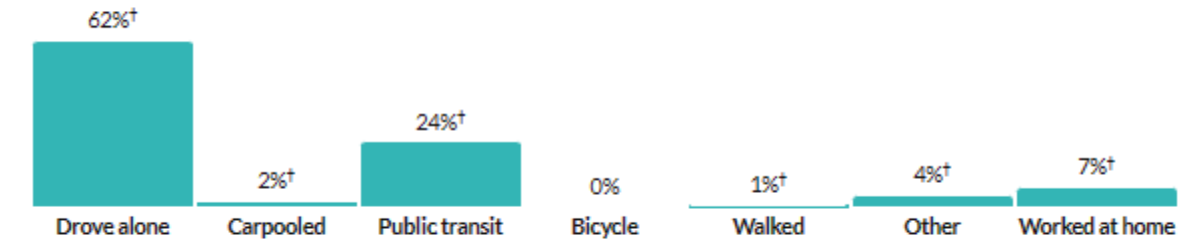
**37.5** minutes

Mean travel time to work

about 10 percent higher than the figure in Philadelphia: 32.8

about 10 percent higher than the figure in Philadelphia County: 32.8

## Means of transportation to work



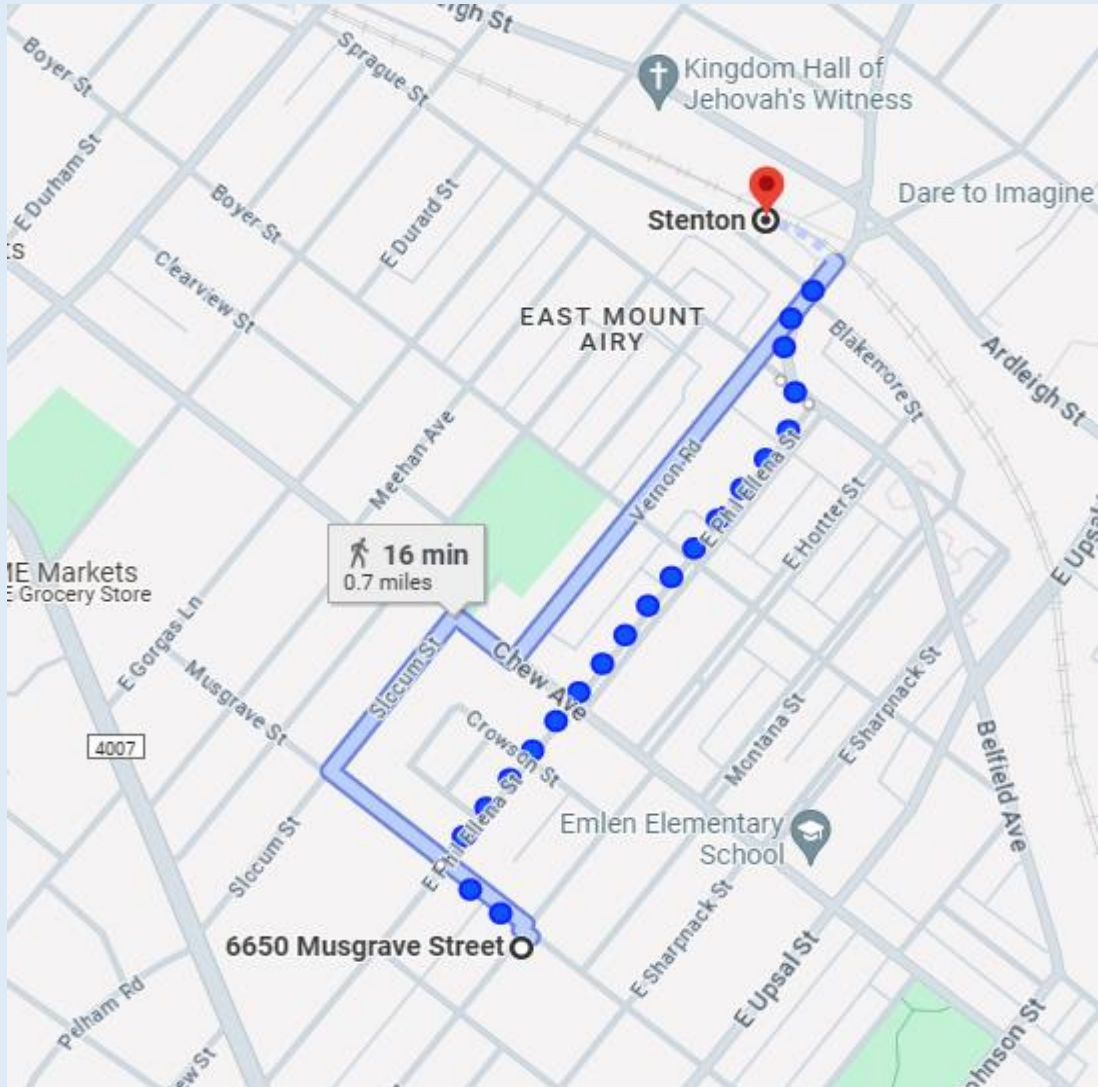
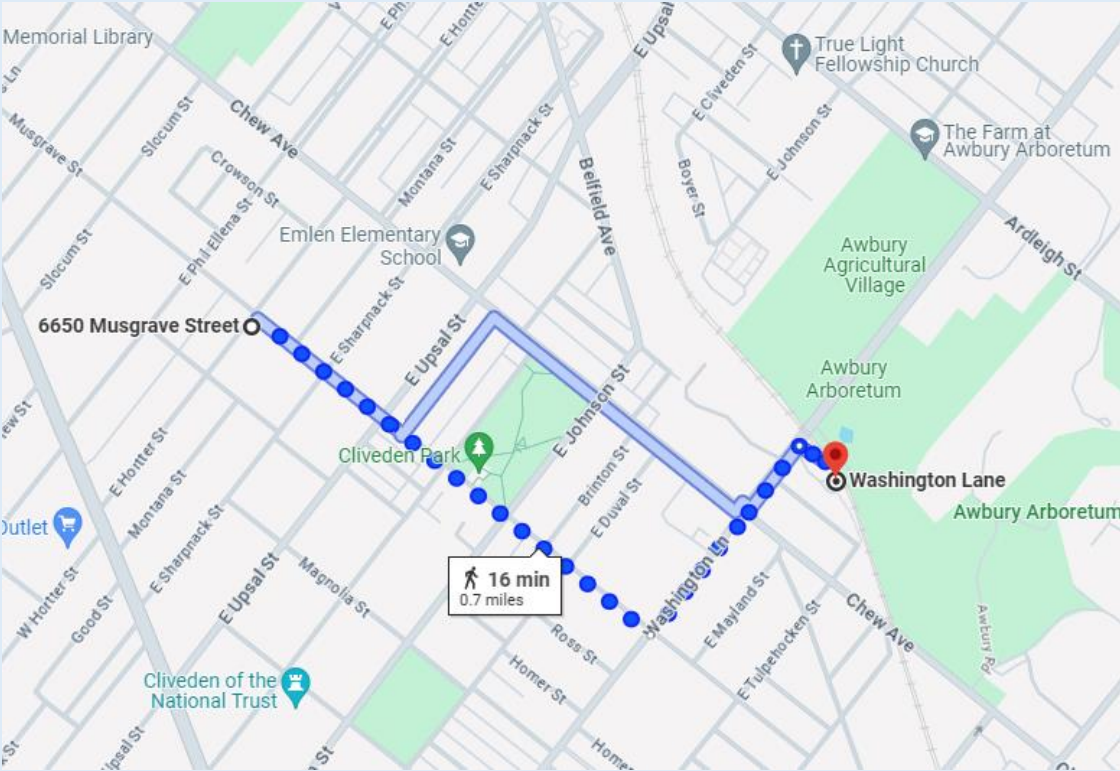
\* Universe: Workers 16 years and over

[Show data / Embed](#)

**Cars are the predominant mode of transportation in the area around 6650 Musgrave St., according to Census data.**

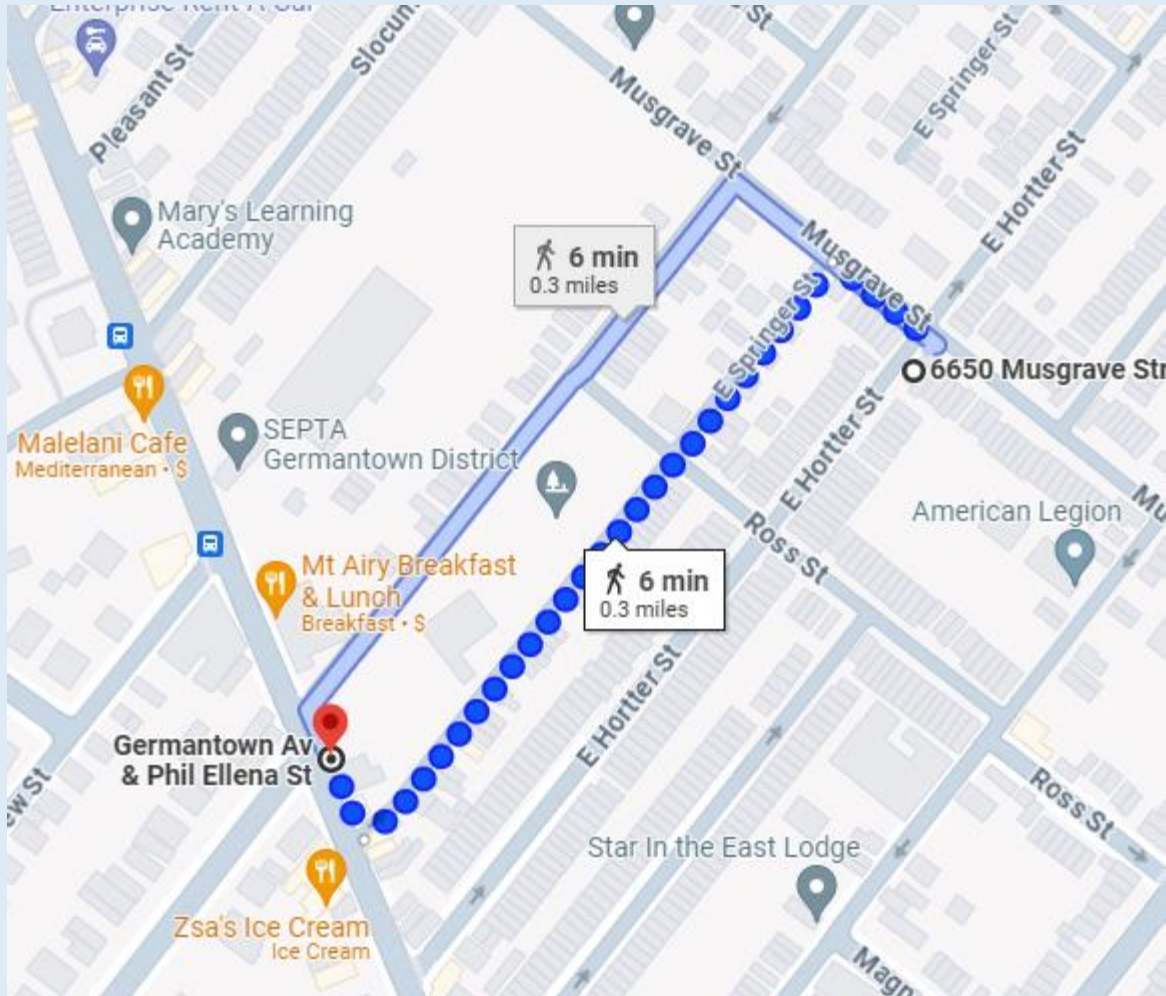
# Density and Modes of Transport

0.7 miles walking to Washington Lane SEPTA

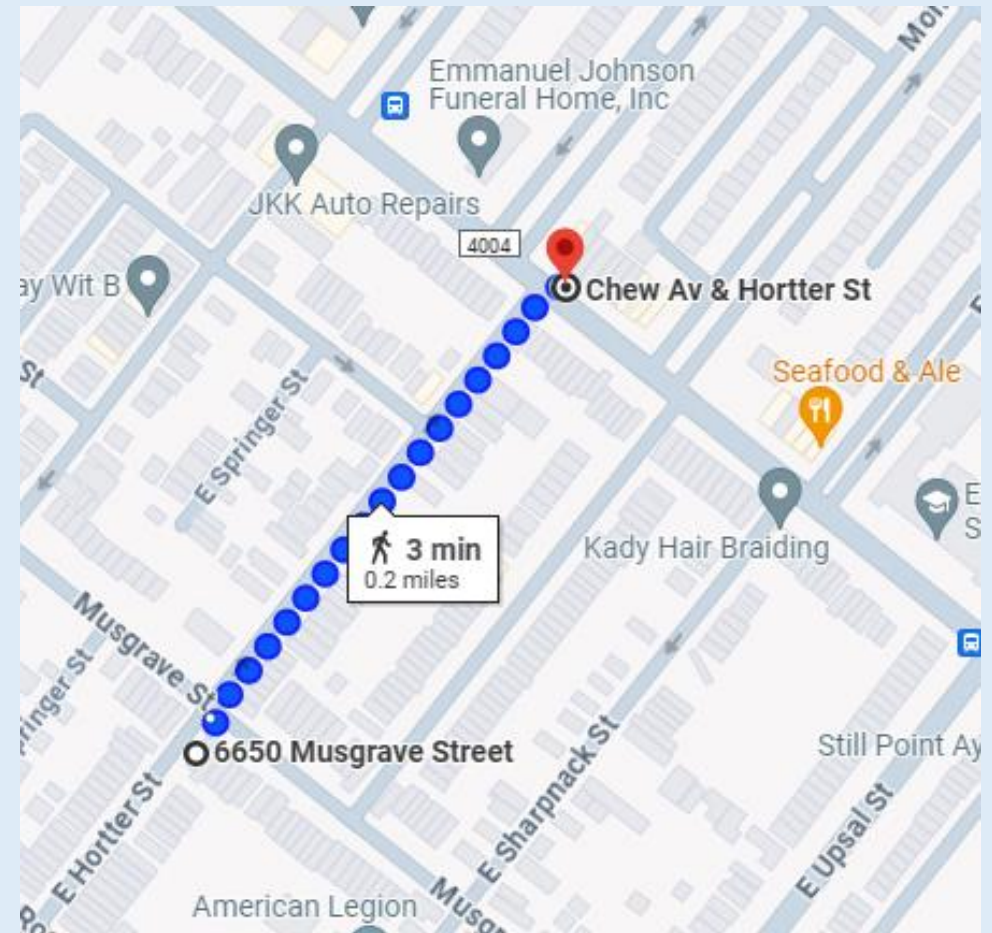


0.7 miles walking to Stenton SEPTA

# Density and Modes of Transport



0.3 miles walking to 23 Bus



0.2 miles walking to 18 Bus

## Issue 2: Unnecessary Hardship

1) What is the **HARDSHIP** that requires a 4-unit use versus a 1-unit use?

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 Application is for a Multi-family Household Living (four (4) dwelling Units on the same lot with all other uses as previously approved. No sign on this Application.

\* Property owner's appeal does not address what the hardship is, if any, to operating a 1-unit rental, for which no variance is needed \*

## Issue 3: Least Modification

1) If there is a hardship, why are 4-units needed to remedy the hardship versus 3-units or 2-units?

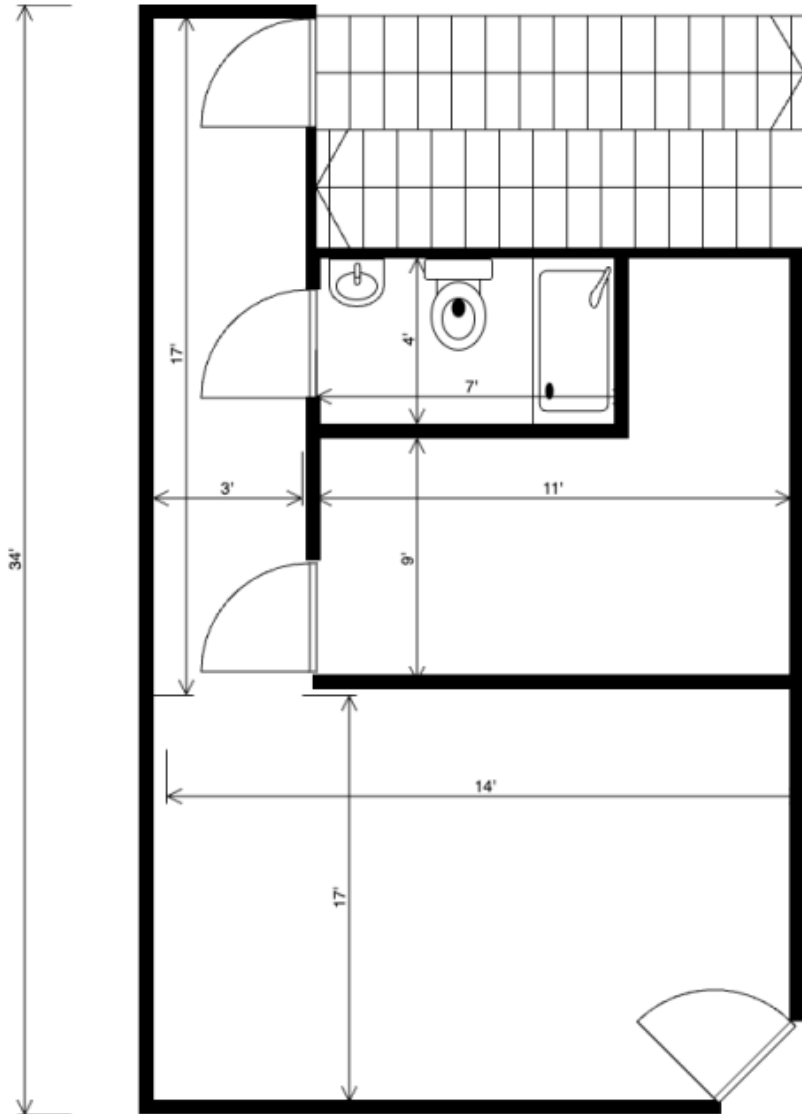
Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

Yes.

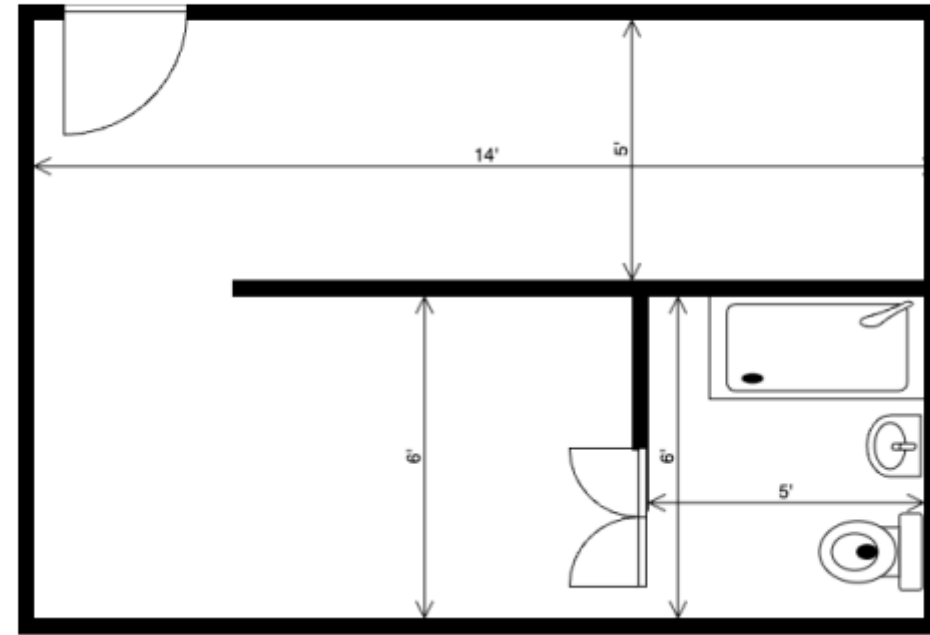
\*Property owner's appeal does not provide any explanation as to why 4-units, versus 3-units, versus 2-units is the least modification possible to alleviate the purported hardship\*

## Issue 4: Details on the Size of the 4 proposed Units

Musgrave-1a-Floor-Plan.png <https://drive.google.com/>



Musgrave-1B-Floor-Plan.png <https://drive.google.com/>

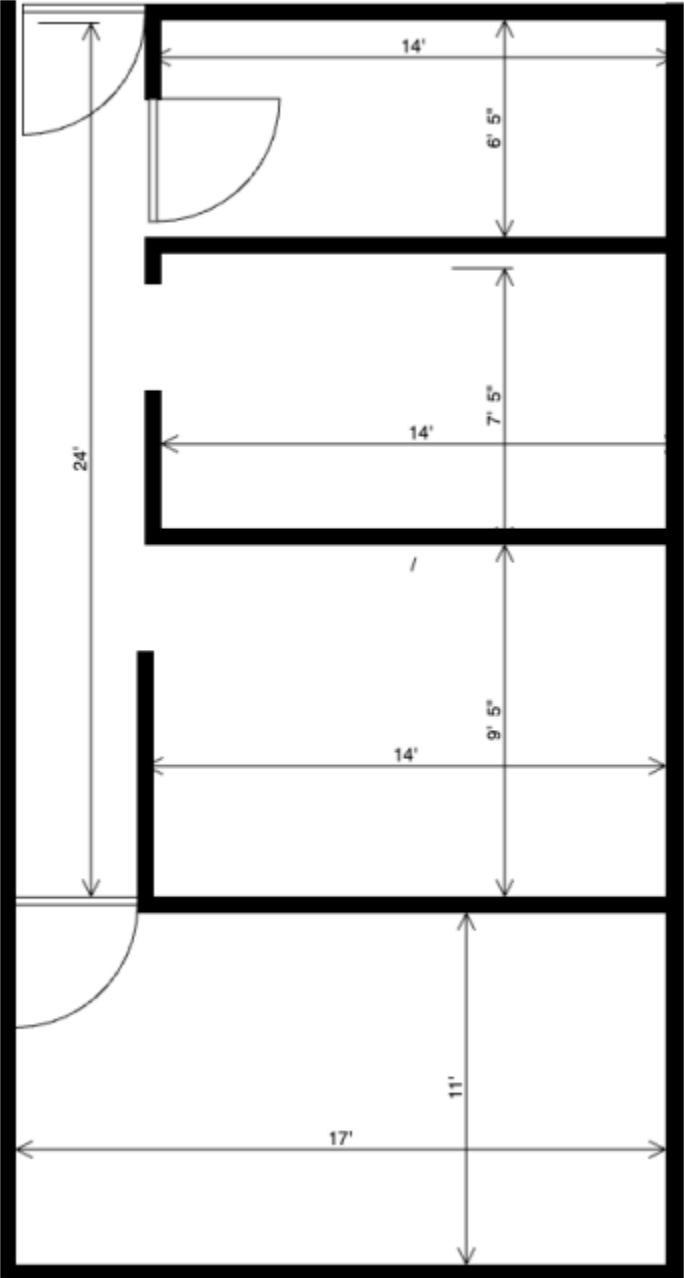


Unit 1b: 14 ft. x 11 ft. = 154 sq. ft.

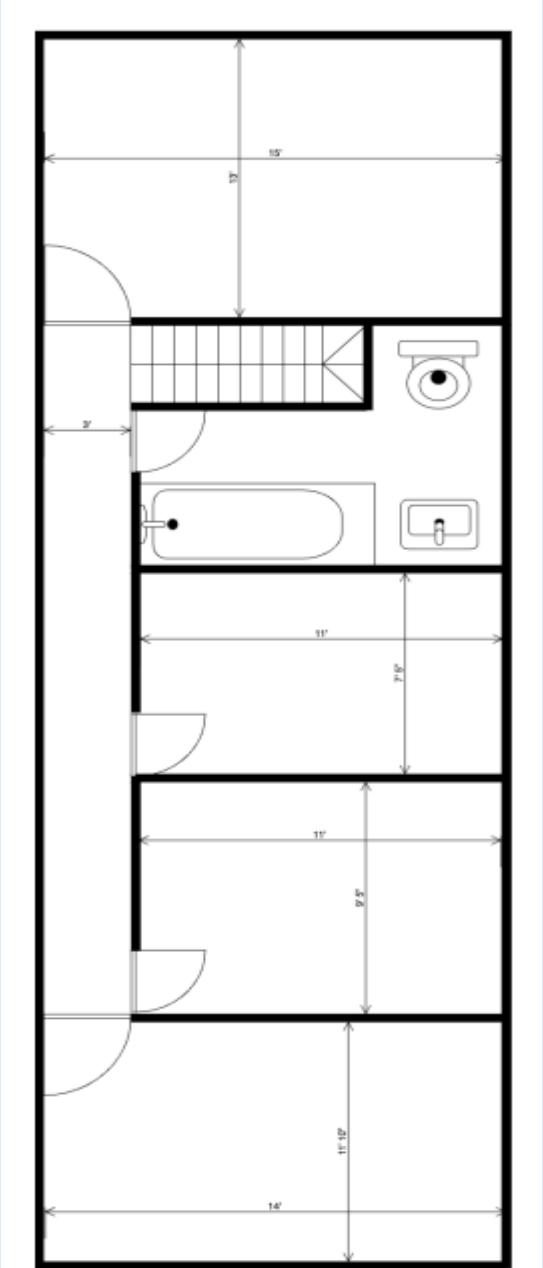
Unit 1a: 34 ft. x 14 ft =  
476 sq. ft.



# Issue 4: Details on the Size of the 4 proposed Units



Unit 3: 41.1 ft. x 14 ft. = 575.4 sq. ft.



Unit 2: 35 ft. x 17 ft. = 595 sq. ft.

# ISSUE 5: Is the Property Already Being Used as Multi-Unit Residences?

## § 9-3902. Rental Licenses.



### (1) *Required.*

(a) The owner of any dwelling unit, multiple family dwelling, rooming house, dormitory, hotel, one-family dwelling, two-family dwelling, or rooming unit let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. [1218](#)

### (b) *Exceptions.*

(1) If a building contains multiple dwelling units, a single rental license may be obtained for the entire building, provided that such license shall specify each unit in such building governed by such license. [1219](#)

(2) A rental license is not required for any dwelling unit that is occupied by the owner or a member of the owner's family, provided that the Department may require the owner to submit an Affidavit of Non-Rental.


(3) The holder of a housing inspection license under former Section PM-102.1 for 2015, or the owner of any dwelling or dwelling unit subject to the requirements of this Section that is part of a building governed by a housing inspection license applicable to such building in its entirety in 2015, need not obtain a rental license in order to let the property or any portion of such property for occupancy in 2015. [1220](#)

(4) A rental license shall not be required for use as limited lodging, as defined at subsection [14-604\(13\)](#) of this Code, so long as the activity is licensed pursuant to Section [9-3909](#) of this Chapter ("Limited Lodging Operator License").

**Section 9-3902 of The Philadelphia Code requires a rental license to be issued before any rent can be collected from a tenant**

# ISSUE 5: Is the Property Already Being Used as Multi-Unit Residences?

Property address search

Search an address...  
6650 MUSGRAVE ST CLEAR ✕ 

---

**L&I district** NORTH

---

**Owner name** TUDAE TORBOH CEMAH F

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**Owner mailing address** 6650 MUSGRAVE ST  
PHILADELPHIA, PA 19119

To report corrections, [submit an official inquiry](#).

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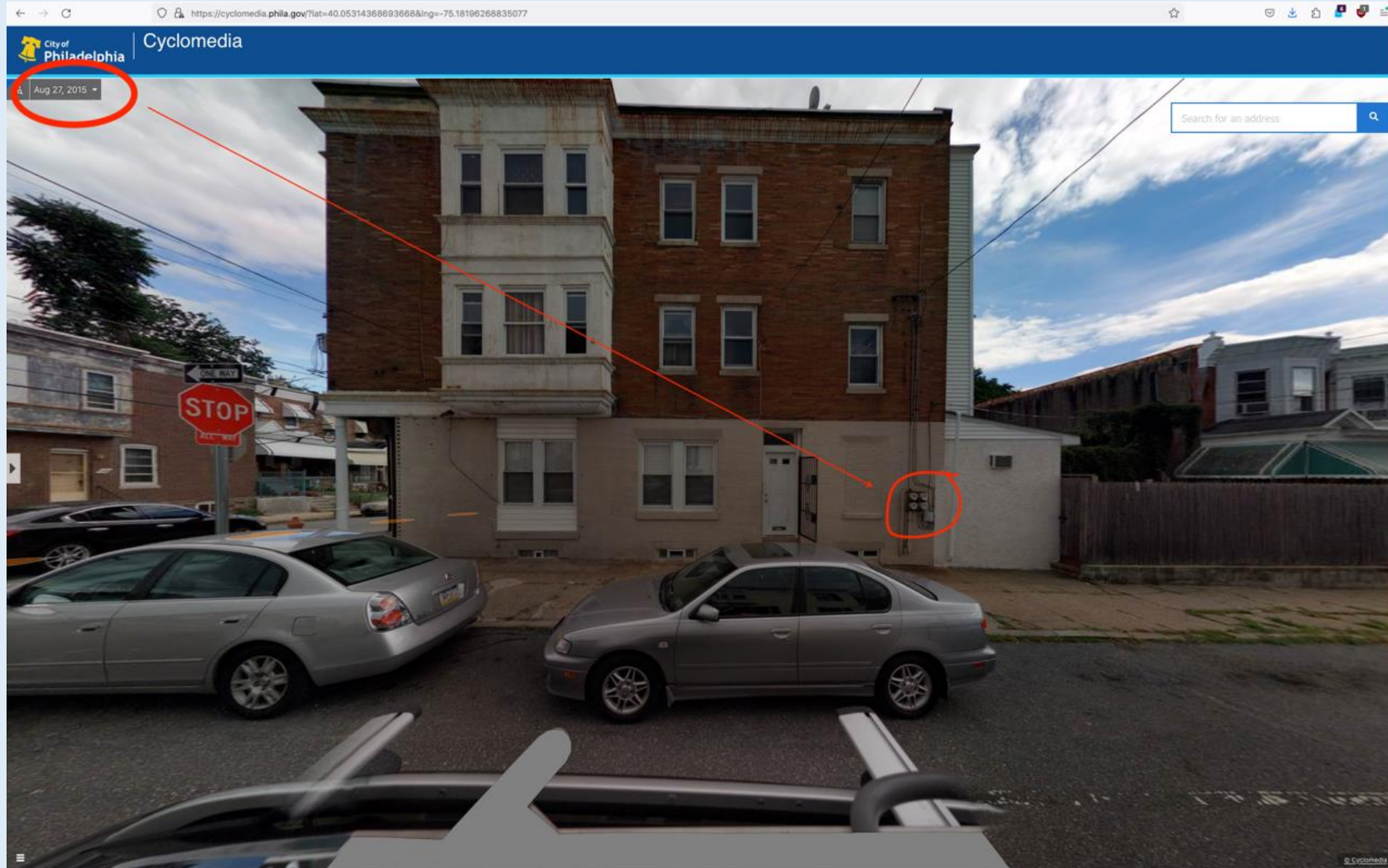
Appeals	1 Appeal	+
Building Certifications	0 Certifications	+
Investigations	11 Investigations	+
Business licenses	1 Business license	×

---

Filter by Year issued	Filter by License #	Filter by Type
Year issued 	Type to filter by license # 	Type 
Date issued 	License #	Type 
May., 04, 2004	<a href="#">280488</a>	3230 Dumpster License - Private Property

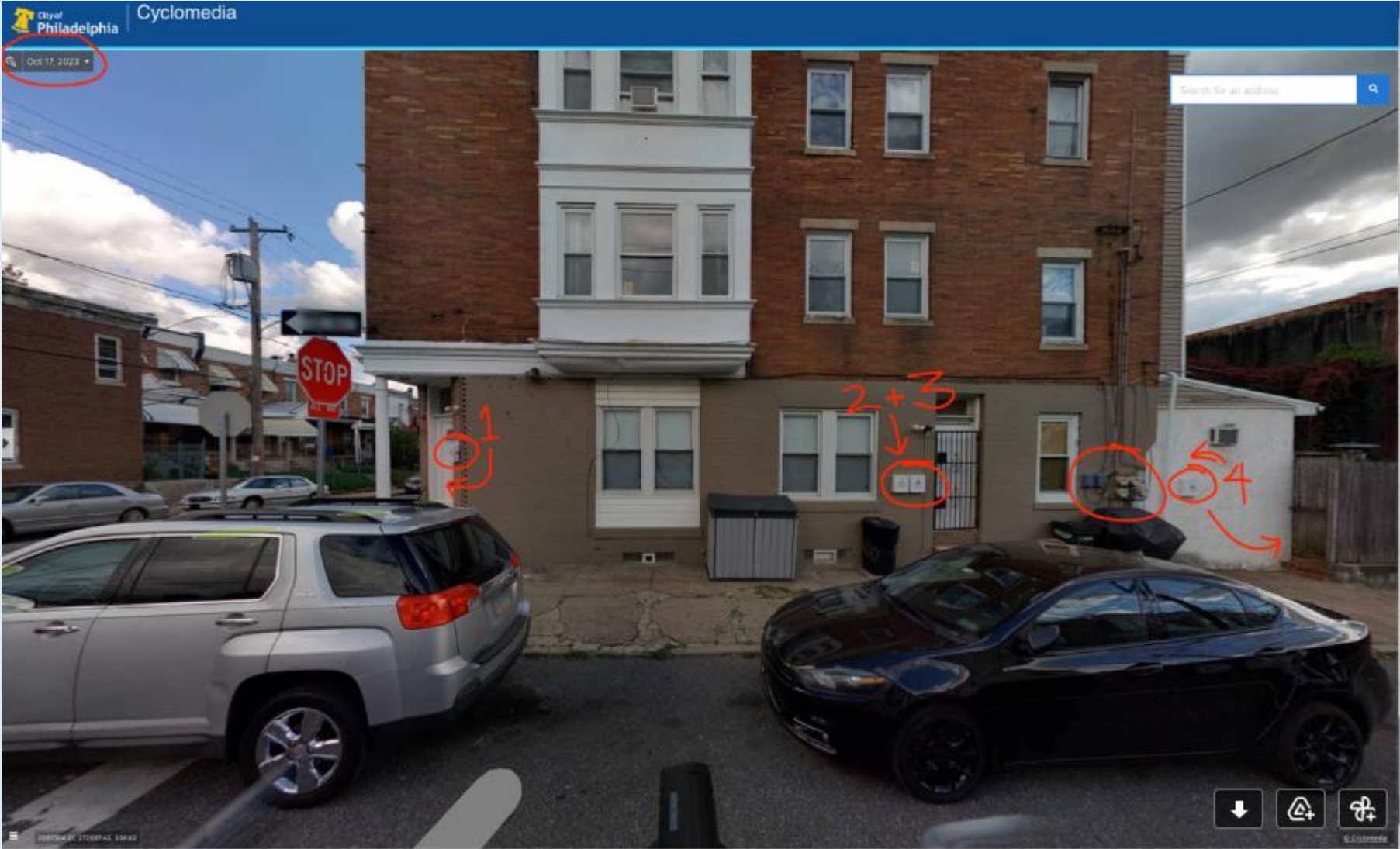
**Department of Licenses and Inspection website search shows no rental license(s) for 6650 Musgrave St.**

# ISSUE 5: Is the Property Already Being Used as Multi-Unit Residences?



Picture dated August 27, 2015: shows 4 electricity meters at the property

# ISSUE 5: Is the Property Already Being Used as Multi-Unit Residences?



Picture dated October 17, 2023: shows 3 mailboxes and 4 electricity meters

# ISSUE 5: Is the Property Already Being Used as Multi-Unit Residences?

Zillow Rental Listing for Unit 1b (400 sq. ft.) – listed for rent on 10/24/2018 and 5/8/2023

**Zillow** Edit Save Share More

-- bd | 1 ba | 400 sqft

6650 Musgrave St #1B, Philadelphia, PA 19119

● Off market

Zestimate®: None Rent Zestimate®: \$1,099

Est. refi payment: \$ -- Refinance your loan

Home value Owner tools Home details Neighborhood details

### Price and tax history

#### Price history

Date	Event	Price
6/7/2023	Listing removed	--
5/8/2023	Listed for rent	\$850 +30.8% \$2/sqft
10/29/2018	Listing removed	\$650 \$2/sqft
10/24/2018	Listed for rent	\$650 \$2/sqft

#### Public tax history

Tax history is unavailable.

#### Neighborhood: Mount Airy East

- Walk Score®**  
82 / 100 (Very Walkable)
- Transit Score®**  
54 / 100 (Good Transit)
- Bike Score®**  
46 / 100 (Somewhat Bikeable)

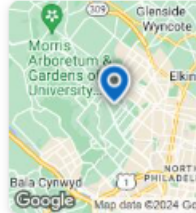
Nearby homes

# ISSUE 5: Is the Property Already Being Used as Multi-Unit Residences

● LAST SOLD ON SEP 24, 2018 FOR \$300,000

6650 Musgrave St, Philadelphia, PA 19119

**\$432,980** — — **2,400**  
Redfin Estimate Beds Baths Sq Ft



## Is this your home?

Track this home's value and nearby sales activity

I own 6650 Musgrave St

## About this home

Great mixed use property in the heart of Germantown - currently occupied as three residential units. Great income, better potential, with split utilities for each unit. First floor unit bedroom is 30X15, could easily be divided up into at least two bedrooms. First floor had been a grocery

Show more ▾

🏠 Single-family

📏 1,418 sq ft lot

🏠 Built in 1920

🏠 \$180 Redfin Estimate per sq ft

Listed by Matthew Harnick • Keller Williams Real Estate-Blue Bell • **215-646-2900** (broker)

Bought with Sean Conroy • RE/MAX Access • **215-400-2600** (broker)

• **remaxsteveo@gmail.com** (broker)

Source: BRIGHT MLS

OFF MARKET



📍 Street View

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6650 Musgrave St, Philadelphia, PA 19119

**\$432,980** — — **2,400**  
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I own 6650 Musgrave St

## EMAN Zoning Committee Variance Review Summary

- Multi-Family (4-units) in densely populated area of East Mount Airy: Increased congestion? Effects on transportation? Counter to character of neighborhood (overwhelmingly single-family housing)? Public welfare?
  
- What is the hardship to the property owner by keeping the property to 1 rental unit?
  
- Is 4-units the smallest change needed from what is already allowed (1-unit) to resolve the hardship? Why not 2-units?
  
- Is the Property already occupied and used as multi-unit apartments? If yes, does the property owner have the required rental licenses? If no, does the property owner intend to apply for the required rental licenses?



## Help East Mount Airy Neighbors Continue its Work in the Zoning Area By:

- Becoming a Member of East Mount Airy Neighbors: visit [www.eastmountairy.org](http://www.eastmountairy.org) to sign up!
- Making a Donation to East Mount Airy Neighbors: visit [www.eastmountairy.org/donate](http://www.eastmountairy.org/donate).
- Joining the Zoning Committee as a committee member: message Nina Curlett in the Zoom Chat if interested!



East Mount Airy Neighbors

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# Welcome to East Mount Airy Neighbors

Making a great community even better!