BEFORE THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

IN THE MATTER OF:	)	
	)	EPA DOCKET NO.
	)	CERCLA-03-2022-0129LL
Lefevre Street Superfund Site	)	
2710 Lefevre Street	)	
Philadelphia, PA 19137	)	
	)	
	)	
	)	PROCEEDING UNDER SECTION
MAS Management, LLC,	)	
Owner	)	107(*l*) OF THE COMPREHENSIVE
	)	ENVIRONMENTAL, RESPONSE,
	)	COMPENSATION, AND
	)	LIABILITY ACT,
	)	42 U.S.C. § 9607(*l*)
	)	

U.S. Environmental Protection Agency's Response to Owner, MAS Management, LLC's Request for a Meeting on a Perfected Superfund Lien

Exhibits

Exhibits

A – City of Philadelphia Archives, 2710 Lefevre Street, Philadelphia, PA;

B – April 14, 2009 POLREP and Special Bulletin, Lefevre Street Container Site;

C – September 29, 2009 Closeout Special Bulletin, Lefevre Street Container Site;

D – Sample Location Map (with results), Removal Site Evaluation, August 28, 2018;

E – POLREP (Pollution Report ("POLREP") #1, June 2, 2020 (Doc. 2303805 of Administrative Record for 2020 Action Memorandum, available at https://semspub.epa.gov/work/03/2303857.pdf;

F – June 11, 2020 email correspondence to Ed Paul, counsel for MAS, from Robert Hasson, Assistant Regional Counsel, EPA Region 3;

G. – June 18, 2020 email correspondence to Ed Paul, counsel for MAS, from Robert Hasson, Assistant Regional Counsel, EPA Region 3;

H. – Best Management, LLC's Response to Comfort Letter Questionnaire, August 1, 2022;

I. – September 12, 2022 email correspondence from Robert Hasson, Assistant Regional Counsel, to Joseph P. Howard, Esq.;

J. – September 28, 2022 email correspondence from Robert Hasson, Assistant Regional Counsel, to Joseph P. Howard, Esq., with Order of Assignment and Certificate of Service;

K. – April 27, 2020 correspondence from Ed Paul, Esq., to Robert Hasson, Assistant Regional Counsel;

L. – January 31, 2020 email from Zahra Saeed, MAS, to EPA OSC Jack Kelly;

M. – Subsurface Sampling Results, Lefevre Street Container Site, November 2, 2018; and

N. – August 24, 2018 email from OSC Jack Kelly to Amer and Zahra Saeed, MAS.

Exhibit A

BOX NUMBER:

0000001305

02710

LEFEVRE

ST

HANSEN NUMBER:

386985

00BREAK00

30 1-9-07

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION # 186304
ZONING CLASSIFICATION RA-A Res.
PREVIOUS APPLICATION NO. 06-1439

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

(Applicant completes all information below. Print clearly and provide full details)
LOCATION OF PROPERTY (LEGAL ADDRESS)
2710 Lefevre st.

PROPERTY OWNER'S NAME: John Joyce
PHONE #: FAX #:
PROPERTY OWNER'S ADDRESS: 2710 Lefevre
LICENSE #: E-MAIL:

APPLICANT: Brett Harman, Drew Deutsch, Greg Deutsch, Marissa McMurtrie
FIRM/COMPANY:
PHONE # 215-783-9702 FAX # 610.660.5190
ADDRESS: 432 E. Sedgwick st Phila. PA. 19119
LICENSE # 7039 E-MAIL:

RELATIONSHIP TO OWNER: __TENANT/LESSEE __ATTORNEY X DESIGN PROFESSIONAL __CONTRACTOR __EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
	Wear house		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
	Multi family Dwelling

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING FRONT	SIDE	REAR	PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION FRONT	SIDE	REAR
IN FEET						
IN STORIES						

BRIEF DESCRIPTION OF WORK/CHANGE: Complete Demolition of exist Building
Erection of (5) multi family structure (on same lot)
TOTAL of 15 Dwelling units w/ 27 parking stalls inc 2 H/C spaces on site.

___ CONTINUED ON ADDITIONAL SHEET (ATTACHED) X ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. 1846

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐NO ☐YES VIOLATION #:

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: [signature] DATE: 6 16 06

Form 81-16 (Rev. 10/05)

2 FF @ 100, Chk # 1846
6/15/06

PRE-REQUISITE APPROVALS FOR:

ADDRESS: APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2ND FLOOR –1101MARKET STREET			

EXAMINER'S APPROVAL *(OFFICE USE ONLY)*

PERMIT TO READ:

NOTICE OF REFUSAL DATE: NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.	GRANTED BY ZBA	PROVISOS
06-1439	☐ NO ☐ YES DATE	☐ NO ☐ YES

VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?

☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

FEE ITEM	AMOUNT
FILING FEE	
RE-INSPECTION FEE	
ZONING FEE	
USE FEE	
TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT #	DATE ISSUED:	CHECK #

ACCELERATED REVIEW REQUEST

This Document is NOT a Permit
This document acknowledges receipt of the request and payment for an Accelerated Review of a designated type for the location and conditions shown below.

Philadelphia LICENSES & INSPECTIONS

PLEASE *TYPE* OR NEATLY *PRINT* THE FOLLOWING:

PROJECT ADDRESS: 2710 Lefevre St

APPLICATION NUMBER: 18304

APPLICANT NAME: Harman Deutsch

ADDRESS: 432 E. Sedgwick St
Phila. PA 19119

TELEPHONE NUMBER(S): 215 7839702

FAX NUMBER(S): 610 660 5190

E-MAIL ADDRESS:

REVIEW TYPE:

☐ BUILDING
$540 for first four (4) hours;
$135 for each additional hour

☑ ZONING
$420 for first four (4) hours;
$135 for each additional hour

☐ ELECTRICAL
$540 for first four (4) hours;
$135 for each additional hour

For the address and application shown above, I request an Accelerated Review of the type specified above. At this submittal, I agree to pay the City of Philadelphia the minimum fee required for four (4) hours of overtime expenses, as specified by the Department of Licenses and Inspections.

If the Accelerated Review of the type specified requires more than four hours of review time, I agree to reimburse the City of Philadelphia for the additional overtime charges necessary to complete the review.

I understand the results of the Accelerated Review will not be forthcoming until all accelerated expenses have been paid.

I acknowledge that I have been informed of the current normal review time associated with this type of application and have elected to submit the application on an accelerated basis. I understand that accelerated review of an application will take ~~three to five (3-5) business~~ (15) days to complete.

I understand that the City of Philadelphia's obligation will be complete when: a permit of the type specified has been approved, or; a refusal has been issued, or; a request for additional information has been transmitted to the applicant.

I understand the required fees for all permits are in addition to the fees charged for an Accelerated Review.

APPLICANT'S SIGNATURE: [signature] DATE: 6/15/06

DEPARTMENT OF LICENSES & INSPECTIONS: (*Official use only*) ZFF $100

☒ **PAID** Amount: $420 Check/Receipt # 1846 Date: 6/15/06

Examiner: _____ Date Assigned: _____ Date Completed: _____

Departmental Approval: _____ Date: _____

Balance Due (when more than 4 hours): _____

Check/Receipt #: _____ Date Paid: _____

Billing Number: _____

05 SEP -1 PM 9:25

90 N19 — 241

Fee Simple Deed No. 152-3

D 1112 174

Printed for and Sold by John C. Clark Co., 1126 Walnut St., Phila.

This Indenture Made the 30th day of June in the year of our Lord one thousand nine hundred and eighty-eight (1988)

Between MARY JOYCE

(hereinafter called the Grantor), of the one part, and

JOHN F. JOYCE, JR.

(hereinafter called the Grantee), of the other part;

Witnesseth That the said Grantor for and in consideration of the sum of SIXTY-TWO THOUSAND ($62,000.00) DOLLARS lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee his heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 45th Ward of the City of Philadelphia, and described according to a survey and plan thereof made by J. H. Webster, Jr., Esq., Surveyor and Regulator of the 10th Survey District on the first day of March, A. D. 1905, as follows to wit:

BEGINNING at a point on the Southwest side of Lefevre Street at the distance of 90' 3-1/2" Northwestward from the Northwest side of Salmon Street; thence extending Southwestward on a line parallel with the said Salmon Street 178' 2-3/8" to a point for a corner; thence extending Northwestward on a line at right angles to Edgemont Street 55' to a point for a corner; thence extending Northeastward on a line parallel with the said Salmon Street 182' 7-3/4" to a point on the said Southwest side of Lefevre Street; thence extending Southeastward along the said Southwest side of Lefevre Street 55' 2-1/8" to the first mentioned point and place of beginning.

No. 2710 East Lefevre Street.

BEING the same premises which Peter Lumber Company, by deed dated October 21, 1955 and recorded November 15, 1955 in the County of Philadelphia in Deed Book CAB 161 page 226 conveyed to John F. Joyce and Mary Joyce, his wife, in fee.

AND the said John F. Joyce departed this life on November 24, 1987, whereupon the above described premises vested in the said Mary Joyce by right of survivorship;

UNDER AND SUBJECT to building restrictions as now appear of record.

499200 2710

CCT	LOCATION	STCD	NUM	SUF	UNIT	EXT	ZIP	CARRIER
884350250	2710 LEFEVRE ST	49920	02710		0000000	00	191372036	3704

OWNER ONE- JOYCE JOHN F JR OWNER TWO

C/O NAME/ADDRESS

C/O ZIP

CENSUS TRK/B-BLK IMPROVMNT CODE
0183511 LE0 IND. FACTORY MASONRY
IMPV OVFLO 2 STY FR SHOP-55'2 1/8"X BEGN PNT 90'3 1/2" SE OF

FRONT	DEPTH	TOTAL AREA	SHAPE
55.17	178.19	9830.74	

FOLLOW UP CODE-

MV DT		MKT VAL	SALES PRICE	SALES TYPE	TITLE DATE	RECORDING DATE
	CERT	56800	0			
102	WORK		62000		063088	63088

	ASSESSMENT TOTAL	TAX LAND	TAX IMPV	EX LAND	EX IMPV	--EXEMPT-- CODE/ DATE
CERT	18176	3398	14778	0	0	

DATE OF LAST ASMT- 589 NOTICE SENT DATE- UNFIN COD- DT/LT/FM- 070502

FROM THE DESK OF
JOHN JOYCE JR.
2710 LEFEVRE STREET
PHILADELPHIA PA 19137

Date: April 10, 2006

City Of Philadelphia
Licenses and Inspections
General Services Building
1600 Arch Street, Concourse Level
Philadelphia, PA 19103

RE: 2710 Lefevre Street
Philadelphia, PA

To Whom It May Concern,

This correspondence is to authorize Brett Harman , Craig Deutsch, or representative from Harman Deutsch Architects and Planners to apply for all Zoning, Building permits and variances requests as required for the above referenced project.

Sincerely

John F. Joyce Jr.

ACCT	LOCATION	STCD	NUM	SUF	UNIT	EXT	ZIP	CARRIER
884350250	2710 LEFEVRE ST	49920	02710		0000000	00	191372036	3704

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NEXT PAGE = PF4 , PREVIOUS PAGE = PF3 , BROWSE SCREEN = PF1 EXIT = ALT/CLEAR

phila.gov citymaps

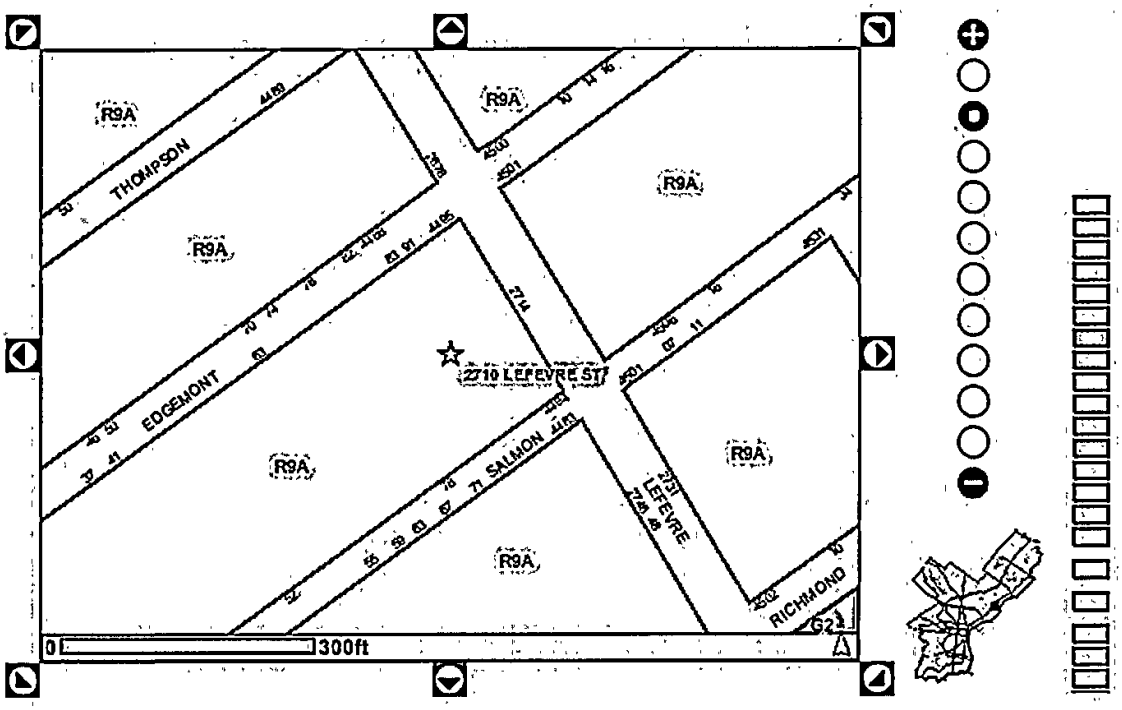
Phila.gov CityMaps Home Aerial Photo Zoning Map Service Areas Nearest Facilities Help

City Zoning Code

☆ The red star indicates an approximate address location.

Address: 2710 LEFEVRE ST. Find

create pdf map



City Zoning Code

Last Zoning Map update: 2/23/2006

If you are having problems with this application, please contact the Mayor's Office of Information Services Help Desk at mois.helpdesk@phila.gov

For comments and suggestions, please contact the GIS Services Group at citymaps@phila.gov

This application was designed and developed by Avencia Incorporated and the Mayor's Office of Information Services

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/04/06	APPLICATION # 18304
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) R-9A RESIDENTIAL DISTRICT	

ADDRESS/LOCATION:
2710 LEFEVRE STREET

APPLICANT:	ADDRESS:
BRETT HARMAN (Arch. for Owner)	432 E. SEDGWICK STREET PHILADELPHIA, PA 19119

APPLICATION FOR:
FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE. FOR THE ERECTION OF FIVE (5), THREE (3) STORY STRUCTURES WITH MAXIMUM HEIGHTS NOT TO EXCEED 35, WITH GROUND FLOOR INTERIOR AND EXTERIOR ACCESSORY PARKING FOR 27 VEHICLES. FOR USE OF THE FIVE (5) STRUCTURES AS 15 DWELLING UNITS.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14-205	THE PROPOSED USE, 15 DWELLINGS IS NOT PERMITTED IN THIS ZONING DISTRICT. THE PROPOSED FIVE (5) STRUCTURES CREATES A CONDITION OF MULTIPLE USES ON A LOT WHICH IS PROHIBITED IN THIS ZONING DISTRICT. 6' HIGH X 6' WIDE LANDSCAPED SCREENING IS REQUIRED BETWEEN EXTERIOR PARKING AND ANY RESIDENTIAL LOT LINE AND IS NOT BEING PROVIDED.
14-205	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: THE PROPOSED FIVE (5) STRUCTURES CREATES A CONDITION OF MULTIPLE STRUCTURES ON A LOT, NO STRUCTURE HAVING ITS OWN FRONT SIDE OR REAR YARD WHICH IS PROHIBITED IN THIS ZONING DISTRICT.

ONE (1) ZONING REFUSAL
THREE(3) USE REFUSALS
FEE TO FILE APPEAL: $200.00

Cc:
JOHN F. JOYCE Jr.
2710 LEFEVRE STREET
PHILADELPHIA, PA 19137

DANTON V. WATSON — PLANS EXAMINER

10/04/06 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

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THREE(3) USE REFUSALS
FEE TO FILE APPEAL: $200.00

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JOHN F. JOYCE Jr.
2710 LEFEVRE STREET
PHILADELPHIA, PA 19137

DANTON V. WATSON — PLANS EXAMINER

10/04/06 — DATE

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☒ REFUSAL ☐ REFERRAL ☐ SPECIAL USE PERMIT		ZONING DISTRICT(S) R-9A RESIDENTIAL DISTRICT	

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PETITION OF APPEAL

CITY OF PHILADELPHIA · ZONING BOARD OF ADJUSTMENT
MUNICIPAL SERVICES BUILDING · CONCOURSE LEVEL
1401 JOHN F. KENNEDY BOULEVARD · PHILADELPHIA, PA 19102-1687

PRINT OR TYPE CLEARLY – DO NOT WRITE IN SHADED AREA

PUBLIC HEARING AT: 1515 ARCH STREET · 18TH FLOOR

☑ 9:30 A.M. ☐ 5:00 P.M. ☐ OTHER

PROPERTY ADDRESS	2710 Lefevre St
APPEAL DATE	11-1-06
HEARING DATE	TUES JAN 9, 2007
L&I NUMBER	18304
CALENDAR NUMBER	06-1439
RECEIPT NUMBER	43078
APPEAL FEES	200.00

PROPERTY ADDRESS: 2710 Lefevre Street

OWNER
NAME: John F. Joyce, Jr.
TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.):
ADDRESS: 2710 Lefevre Street Philadelphia PA 19137

PERSON FILING APPEAL
NAME: John F. Joyce, Jr.
TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.):
ADDRESS: 2710 Lefevre Street Philadelphia PA 19137
ZIP CODE:

CHECK APPROPRIATE BOX: ☑ OWNER ☐ LEASEE ☐ AGENT ☐ OTHER

IF OTHER, STATE INTEREST:

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA.

ATTORNEY (IF ANY – NAME): Richard C. DeMarco, Esquire
TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): 215-569-1200
ADDRESS: 260 S. Broad Street, 4th Floor, Philadelphia 19102

A ZONING APPLICATION WAS FILED WITH L & I FOR THE FOLLOWING REASONS:

To demolish existing two-story structure and construct a 15-unit multi family dwelling with accessory parking for 27 vehicles.

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) ☑ REFUSAL ☐ REFERRAL ☐ PERMIT

I/WE ARE APPEALING THE ACTION OF L & I FOR THE FOLLOWING REASONS:

Literal interpretation of the Zoning Code would work an unnecessary hardship upon the property and applicant, and the proposed development is not contrary to the health, safety and welfare of the surrounding community.

The Applicantarequests all variances, certificates and special use permits necessary for this development even if not indicated on the refusal. Applicant reserves the right to supplement these reasons for appeal at the zoning heating for this matter.

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

SIGNATURE OF APPLICANT

81-49 (Rev. 9/98)

PERMIT ISSUANCE

2710

V-10-965 Sheet 6 Block 3

Lefevre St.

Date	Application No.	Nature of Application
7-7-36	15028	Install 1530 gal tank fuel oil install transformer vault on first floor B.R.
2-8-40	47102	Install gas tank + pump
3.26.40	48050	Install gasoline tank & pump for fire use 5730
9/15/52	54674B	ELECT SHOP Bldg Supp.
2/16/53	59604B	ELECT 157½-100
2/18/53	INV. REPORT	#14006
9-26-55	5376F	LEC. STGE + RGT & WHSE SALE - ELECT. EQUIP.

C **APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY *(Street and House Number)*

2710 LEFEVRE

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS
SEP 22 1967
ZONING

APPLICATION NO.	77896
DISTRICT DESIGNATION	R-9 Res
ZONING MAP NO.	6C
SUB.	
F. A. VOL. PL.	10-965
WARD	
PREVIOUS APPLICATION	53-76F
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED	CERT.
APP. REFUSED	CERT.
REF. TO B. OF A.	
REF. GRANTED	CERT.
REF. REFUSED	CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Closing up 11 Window Wall
8' Cinder Block
No Change in height or area.

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

THIS IS A CERTIFICATION THAT A ZONING PERMIT IS NOT REQUIRED BY THE ZONING DIVISION.

K. McK.
FOR COMMISSIONER
DATE 9-22-67
148902

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories	1	1	1			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	~~[illegible]~~		
	~~[illegible]~~		
1	Stge. + Sale of Electrical Equipment		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	SAME	

Additional use information, if required _____

OWNER	J. F. JOYCE	ADDRESS	2710 LEFEVRE	PHONE	
ARCHITECT OR ENGINEER		ADDRESS		PHONE	
CONTRACTOR	JONES + JONES	ADDRESS	5910 N TURNER ST.	PHONE	
APPLICANT	William Saxon	ADDRESS		PHONE	

81-16 (Rev. 12/63) William Saxon 1220 Tribbet Ave. Sharon Hill, Pa.

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

(Applicant Sign Here)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

For extension of _____ single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by Williams Fox Authorized by _____
9-22-67

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

"C" APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
SECOND FLOOR - CITY HALL ANNEX

NOTE:
The requirements for this permit are in addition to all others required by law or regulation.
The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY:
2710 LEFEVRE St
(Street and House Number)
situated on SOUTH side of LEFEVRE Street
at the distance of 60 feet X inches from E side
of SALMON Street
Front 58' feet X inches. Depth 189 feet X inches.

If lot is irregular in shape, give deed description below:

Application No.	5376F
District Designation	D-Ex
Zoning Map No.	6E Sub. 181
F. A. Vol. Pl.	10A 265 Ward
Previous Application	59604B
Calendar No.	O-2510
Zoning Refused	
Use Refused	9-30-55
Appeal	9-30-55
App. Granted	10-21-55 Cert. 1/42966
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

This space for Official Stamp
(Do not write in this space)

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
NONE

DEPARTMENT OF LICENSES AND INSPECTIONS
PHILADELPHIA
USE REGISTRATION
PERMIT NO. 67724
ISSUED 10-24-55

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet	28	28	28			
In Stories	2	2	2			

04-77952

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	LUMBER WAREHOUSE	TRUCK GARAGE	SEPT 1955
2	" "		

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	STORAGE & SALE OF ELECTRICAL EQUIPMENT	
2	" " " "	
	Wholesale & Retail	

Additional use information, if required

Owner J. F. JOYCE Address 2710 Lefevre St. Phone
Architect or Engineer Address Phone
Contractor Address Phone
Applicant J. F. JOYCE Address 2710 Lefevre St. Phone

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.

I hereby certify that I am the owner or his authorized agent qualified to make out this application and that the facts and declarations of intent set forth above are true and are intended to be relied upon by the Zoning Authorities.

John F. Joyce

(Applicant Sign Here)

Cal. 0-2510

CERTIFICATE OF VARIANCE FOR USE WITHIN ONE (1) YEAR		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS ZONING BOARD OF ADJUSTMENT CITY HALL ANNEX	
APPLICATION NUMBER 5376-F	CERTIFICATE NUMBER VA - 2966	DATE Oct. 21, 1955	BOARD OF ADJUSTMENT APPEAL No. - 3062
APPLICANT J. F. Joyce		ADDRESS 2710 Lefevre St. (37)	
OWNER J. F. Joyce		ADDRESS 2710 Lefevre St.	
AGENT		ADDRESS	

SUBJECT TO FOLLOWING CONDITIONS:

1. THIS CERTIFICATE IF GRANTED IS ONLY ON THE CONDITION THAT THE CONSTRUCTION AUTHORIZED SHALL BE IN STRICT CONFORMITY WITH THE PLANS SUBMITTED WITH THE APPLICATION FOR THE PERMIT.

2. THE AUTHORIZATION OF ANY USE BY THIS CERTIFICATE IS ON CONDITION THAT THE USE SHALL HAVE BEEN BEGUN WITHIN ONE (1) YEAR FROM THE DATE THEREOF: OTHERWISE THE AUTHORIZATION AND ANY PERMIT ISSUED PURSUANT TO THIS CERTIFICATE SHALL BE NULL AND VOID.

LOCATION OF PROPERTY:

2710 LEFEVRE STREET

Appeal having been made to the Board of Adjustment by the aforesaid for VARIANCE from the terms of the Philadelphia Zoning Ordinance, and the Board having held public hearing after due notice as required by law, is of the opinion that, in viewof the statement set forth in the appeal and the evidence presented at the public hearing, and owing to the peculiar conditions surrounding these premises. a Permit for Use of the premises for "Storage and Sale of Electrical Equipment - Wholesale and Retail" should be granted, PROVIDED NO SERVICING OF MOTORS IS DONE ON PREMISES; ALSO ALL LOADING AND UNLOADING SHALL BE DONE INSIDE EXISTING BUILDING ONLY.

The Board hereby AUTHORIZES the said VARIANCE, on condition that the Applicant complies with the requirements of the Fire Inspection, Building Inspection, Housing and Sanitation Sections of the Department of Licenses and Inspections, and of any other City Department having jurisdiction.

(A Use Registration Permit)

By Order of the Board of Adjustment

Murray G. Isard

Murray G. Isard
Secretary, Member of the Board.

KA

81-205 (Rev. 5/55)

(Date)_____

CITY OF PHILADELPHIA
DEPARTMENT of LICENSES and INSPECTIONS
ZONING BOARD OF ADJUSTMENT
CITY HALL ANNEX

O-2510

Application No. 5376 F

PETITION OF APPEAL TO BOARD OF ADJUSTMENT

Appellant John F. Joyce Address 3436 Brunswick Ave Drexel Hill
(When there are a number of appellants, the additional names shall be entered on the back of this Petition.)

Attorney (if any) Geo. M. Kevlin Address 2318 Packard Bldg., Phila.

LOCATION OF PROPERTY 2710 Lefevre St

Owners John F. Joyce Address 3436 Brunswick Ave D.H.

Agent _____ Address _____

If the appellant is not the agent or the owner, state his interest: _____

RECEIVED
SEP 30 1955
ZONING
Board of Adjustment

Appeal is taken from the action of the Department of Licenses and Inspections in ~~refusing~~ granting of permit for:
Storage & Sale of Electrical Equipment
Wholesale & Retail

State objections to the refusal:
The present or most recent use has been as a warehouse for roofing & building materials. My use will be for warehousing electrical equipment. The equipment is not inflammable nor hazardous. There will be no manufacturing. There will be no noise. There will be no additions to the building. Therefore, since the board approved in 1953, the use of this building for storage of roofing & building materials, I request approval for use as stated above.

NOTE:—The specifications of Errors must state separately the Appellant's objections to the action of the Department of Licenses and Inspections with respect to each question of law and fact which is sought to be reviewed.

81-49 Rev.

Where there are a number of Appellants the additional names shall be entered below.

Appellant_____ Address_____

Appellant_____ Address_____

Appellant_____ Address_____

Appellant_____ Address_____

Appellant_____ Address_____

Appellant_____ Address_____

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

Signed John F. Joyce

CITY OF Philadelphia

DEPARTMENT OF LICENSES AND INSPECTIONS
ZONING BOARD OF ADJUSTMENT
229 CITY HALL ANNEX, PHILADELPHIA 7, PA.

October 21, 1955

Mr. J. F. Joyce
2710 Lefevre St.
Phila. 37, Pa.

DEPT. OF LICENSES & INSPECTIONS RECEIVED OCT 24 1955 ZONING

IN RE: APPLICATION NO. 5376-F

Dear Sir:

The decision of the Zoning Board of Adjustment regarding the above Application for a Use Registration Permit

PREMISES: 2710 Lefevre St.

has been favorable to you with PROVISO. - SET FORTH IN BOARD'S CERTIFICATE VA-2966, dated Oct. 21, 1955.

You may obtain permit upon presentation of this letter to ZONING SECTION, ROOM 226, CITY HALL ANNEX.

Very truly yours,

Murray G. Isard

Murray G. Isard Secretary,
ZONING BOARD OF ADJUSTMENT

KA

81-201 3/53

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT: D. Rea

TYPE OF PROPERTY: [ ] Corner [ ] Attached [ ] Semi-detached [ ] Detached

DWELLING: [ ] Yes [ ] No | HOW MANY FAMILIES? | HOW MANY STORIES?

USE APPLIED FOR Storage + Sale of electrical equipment - wholesale retail | ACCESSORY | TO WHAT USE?

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" " inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT? [ ] Yes [ ] No | UNDER WHAT PROVISION?

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED?

ZONING PERMIT [ ] Grant [ ] Refuse [ ] Refer [✓] Not Required

USE PERMIT [ ] Grant [✓] Refuse [ ] Refer [ ] Not Required

REMARKS:

Date of Examination 9/28/55 | Examiner, (Signature) WS

INSPECTOR'S REPORT

INSPECTOR

Date of Inspection

Application No. 5376-F

Date of Refusal Sept. 28, 1955

6-C

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To J. F. Joyce Applicant Address 2710 Lefevre Street

The permit applied for in Application No. 5376-F is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

PREMISES: 2710 Lefevre Street - is in a "D" Residential District.

USE: The application is for storage and sale of electrical equipment - wholesale and retail - whereas this use is not permitted in the district.

REMARKS: One (1) Use Refusal.

See App. 59604-B - Cal. M-385.

See App. 48050 -- Cal. 7313 -- Board of Adjustment approved private gasoline service station (existing garage) April 12, 1940.

Signed [signature]
For Commissioner

1

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____, garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

~~For extension of~~ Storage & sales of electrical equipment - wholesale & retail ~~single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for~~ _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, VA-2966

Authorized by [signature]

Issued by _____

3.00

Approved as to form _____ 2-16-53

Application No. 59604B
District Designation D-RES.
Zoning Map No. 66 Sub. 81
F. A. Vol. Pl. 10-965 Ward
Previous Application 54874B

CITY OF PHILADELPHIA

ZONING

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by SHALLCROSS SUPPLY COMPANY for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY: 2710 Lefevre Street
(Street and House Number)

Situated on S side of Lefevre Street at the distance of 60 feet X inches from E side of Salmon Street

Front 55 feet X inches. Depth 189 feet X inches.

If lot is irregular in shape, give deed description below:

Calendar No. M-385
Zoning Refused 2-19-53
Use Refused "
Appeal 2-27-53
App. Granted 3-20-53 Cert. VA-390
App. Refused 3-20-53 Cert. VA-389*
Ref. to B. of A.
Ref. Granted Cert.
Ref. Refused Cert.

This space for Official Stamp
(Do not write in this space)
34523
Get use history
Possibly related
* refused for addition

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
PERMIT NO. 51020
ISSUED 3-24-53

See app 5376-C

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
Rebuilding a one story addition in place of two story portion of existing building destroyed by fire. (See Addendum)

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet	28	28	28		16	16
Height in Stories	2	2	2		1	1

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE
1	Storage of asphalt roofing, insulation, rolled tin and other types of building and specialty materials	Repair garage for concrete mixing trucks and light manufacturing

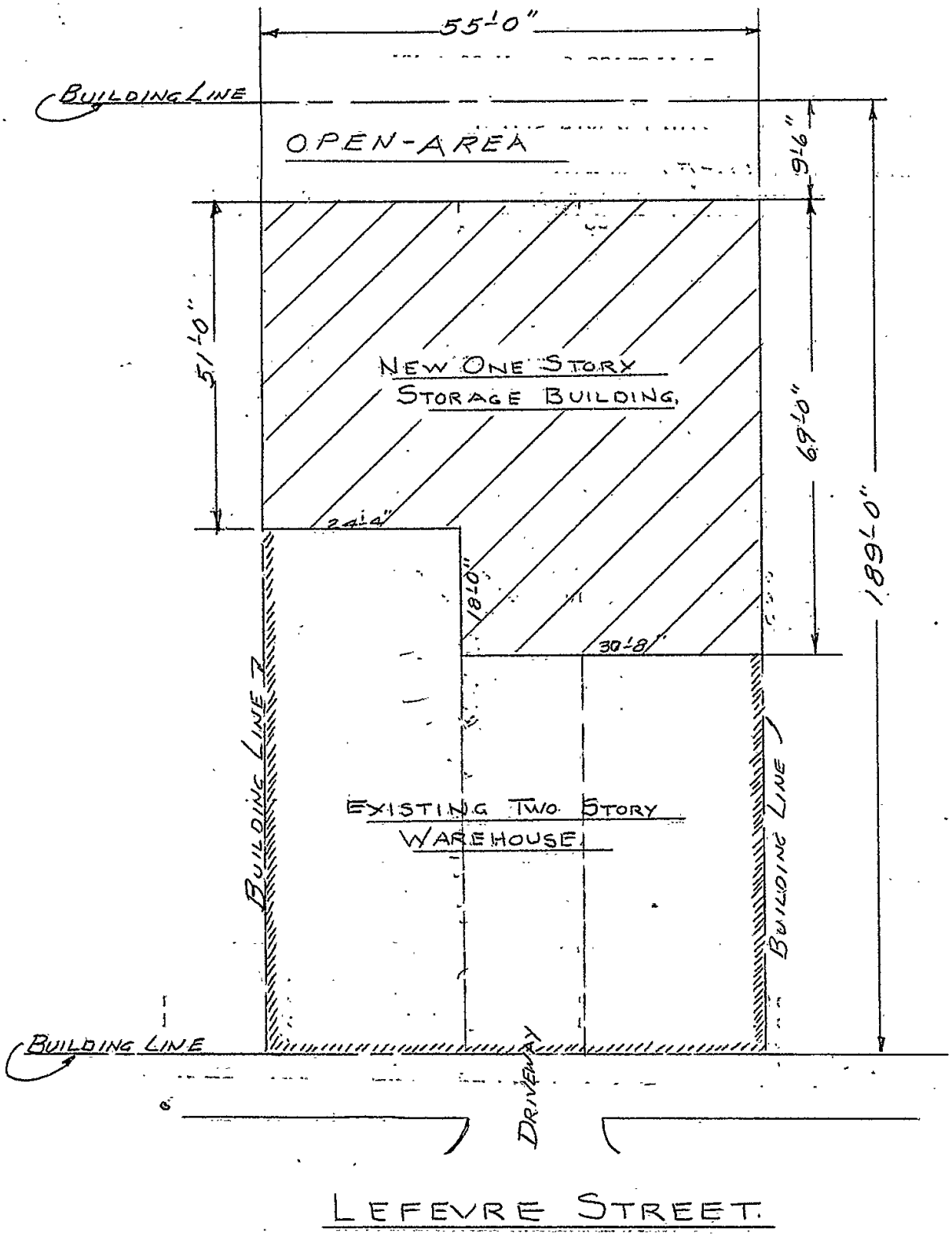
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	Same as present use	Same as present use

Additional use information, if required

Applicant Shallcross Supply Company Address 2710 Lefevre Street Phone CU 8-4160
Owner or Agent Peter Lumber Company Address 6263 Oxford Avenue Phone DE 6-7000
Contractor W. Buckman & Son Address 1215 Kenwyn Street Phone CU 8-6739
Architect Geo. S. Powell Address 5716 Tackawanna St. Phone CU 8-1928

DRAW PLANS BELOW

PLANS TO BE DRAWN IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.



I or We certify that the facts and declarations of intent set forth above are true and are intended to be relied upon by the Zoning Authorities.

Shallcrow Supply Co.
Walter L. Shallcrow
(Applicant Sign Here)

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

ZONING BOARD OF ADJUSTMENT

CITY HALL ANNEX

PHILADELPHIA 7, PA.

March 20, 1953

Shallcross Supply Co.
2710 Le Fevre St.
Philadelphia.

IN RE: APPLICATION NO. 59604-B

Dear Sir:

The decision of the Zoning Board of Adjustment regarding the above Application for a Use Registration Permit

PREMISES: 2710 Le Fevre St.

has been favorable to you with PROVISO. ZONING PERMIT REFUSED

KINDLY PRESENT THIS LETTER TO THE

ZONING DIVISION,
ROOM 226 CITY HALL ANNEX

where permit may be procured.

Very truly yours,

Murray G. Isard

Murray G. Isard Secretary.

ZONING BOARD OF ADJUSTMENT

KA

Cal. No. M-385

CERTIFICATE No. VA 389

(Date) March 20, 1953

Bureau of E. S. and Z.

Application No. 59604-B

Board of Adjustment

Appeal No. 398

CITY OF PHILADELPHIA

ZONING

BOARD OF ADJUSTMENT

City Hall Annex

BOARD OF ADJUSTMENT CERTIFICATE OF **VARIANCE**

Applicant Shallcross Supply Co. Address 2710 LeFevre Street

Owner Peter Lumber Company Address 6263 Oxford Avenue

Agent Address

LOCATION OF PROPERTY:

2710 LEFEVRE STREET

Appeal having been made to the Board of Adjustment by the aforesaid for VARIANCE from the terms of the Philadelphia Zoning Ordinance, and the Board having held public hearing after due notice as required by law, is of the opinion that, since the erection does not comply with the requirements of the Zoning Ordinance as to open area (total) of 4119 sq. ft., a permit should not be granted.

The Board hereby REFUSES the said VARIANCE; the ZONING DIVISION ~~Bureau of Engineering, Surveys and Zoning~~, to govern itself accordingly

(A Zoning Permit)

By Order of the BOARD OF ADJUSTMENT

Murray G. Isard

Murray G. Isard Secretary, Member of the Board.

KA

Cal. No. M-385

CERTIFICATE No. VA 390

(Date) March 20, 1953

Board of Adjustment

Application No. 59604-B

Appeal No. 399

CITY OF PHILADELPHIA

Department of Licenses and Inspections

ZONING

BOARD OF ADJUSTMENT

City Hall Annex

BOARD OF ADJUSTMENT CERTIFICATE OF VARIANCE

CONDITION: This certificate if granted is only on the condition that the construction authorized shall be in strict conformity with the plans submitted with the application for the permit.

Applicant Shallcross Supply Co. Address 2710 LeFevre Street

Owner Peter Lumber Co. Address 6263 Oxford Avenue

Agent _____ Address _____

LOCATION OF PROPERTY:

2710 LEFEVRE STREET

Appeal having been made to the Board of Adjustment by the aforesaid for VARIANCE from the terms of the Philadelphia Zoning Ordinance, and the Board having held public hearing after due notice as required by law, is of the opinion that, in view of the statement set forth in the appeal and the evidence presented at the public hearing, and owing to the peculiar conditions surrounding these premises, a permit for Use of the premises for the Storage of Asphalt Roofing, Insulation, Rolled Tin and Building Materials, should be granted.

The Board hereby AUTHORIZES the said VARIANCE; the Department of Licenses and Inspections, to govern itself accordingly.
(A Use Registration Permit)

CONDITION: The authorization of any USE by this Certificate is on condition that the USE shall have been begun within six (6) months from the date thereof; otherwise the authorization and any permit issued pursuant to this Certificate shall be null and void.

By order of the BOARD OF ADJUSTMENT

Murray G. Isard

Murray G. Isard Secretary, Member of the Board.

KA

(Date) Feb 27, 1953

3-4-53

CITY OF PHILADELPHIA
DEPARTMENT of LICENSES and INSPECTIONS
ZONING BOARD OF ADJUSTMENT
CITY HALL ANNEX

Application No. 59604-B

M-385

PETITION OF APPEAL TO BOARD OF ADJUSTMENT

Appellant Shallcross Supply Company Address 2710 LeFevre Street
(When there are a number of appellants, the additional names shall be entered on the back of this Petition.)

Attorney (if any) Saul, Ewing, Remick & Saul Address 2301 Packard Building, Phila. 2, Pa.

LOCATION OF PROPERTY 2710 LeFevre Street, Philadelphia, Pa.

Owners Peter Lumber Company Address 6263 Oxford Avenue

Agent _____ Address _____

If the appellant is not the agent or the owner, state his interest: Tenant and subsidiary corporation of the Owner

Appeal is taken from the action of the Department of Licenses and Inspections in refusal of permit for: the erection of a one (1) story rear addition (size and location to be as shown in the application), as part of a warehouse for storage of roofing material.

State objections to the refusal:

Zoning - 1. Rear set-back is in compliance with the Ordinance.

2. Present open area results from a fire in 1938. Prior to the fire and until 1938 entire premises to the extreme property lines was covered by a building or buildings.

3. Variance requested, if necessary.

Use - There has been a continuing uninterrupted non-conforming use of the entire premises to all extreme property lines for more than 30 years.

Surrounding properties will be benefited by the proposed re-construction.

No extension of the present use is proposed.

RECEIVED
FEB 27 1953
ZONING
Board of Adjustment

NOTE:—The specifications of Errors must state separately the Appellant's objections to the action of the Department of Licenses and Inspections with respect to each question of law and fact which is sought to be reviewed.

81-49 9/52

Where there are a number of Appellants the additional names shall be entered below.

Appellant _____ Address _____

Appellant _____ Address _____

Appellant _____ Address _____

Appellant _____ Address _____

Appellant _____ Address _____

Appellant _____ Address _____

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF PHILADELPHIA, } SS.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared Walter S. Shallcross who being duly sworn according to law, doth despose and say: that all the above statements and/or drawings and/or attached plans are true.

Sworn and subscribe to before me, this 27th day of February A. D. 1953

Rosabel Lynd
Notary Public.
NOTARY PUBLIC
My Commission Expires January 20, 1955

Walter S. Shallcross
(Appellant sign here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

District D-Res.

Is this a corner property? _____ Attached? _____ Semi-detached? _____ Detached? _____

Dwelling? _____ Other than dwelling? _____ How many families? _____ How many stories? _____

Use applied for Storage of Roofing Accessory _____ To what use? _____
& Materials

	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area 10395						
Occupied area						
Area, rear yard						
" inner court						
Total open area	4119	30			522	5
Set-back front						
Set-back side						
Rear yard-depth						
Side yard, minimum width						
" " aggregate width						
Open court-width						
Court between wings--width						
Inner court--least dimension						
Height — front						
" — side						
" — rear						
" — garage						
Garage — inner dimensions						

Is Use permitted in this district? _____ Under what provision? _____

If Use is not permitted in this district, under what provision is it permitted? _____

Zoning Permit _____ Grant _____ Refuse ✓ Refer _____ Not Required _____

Use Permit _____ Grant _____ Refuse ✓ Refer _____ Not Required _____

REMARKS: _____

(Examiner)

Date of Examination 2-19-53

14006

INSPECTOR'S REPORT Book #58 - Page 28

PREMISES OCCUPIED BY SANITARY PRODS. CO. - PAPER PRODS. MFGR - FROM APPROX 1930 - 1945. FROM 1945 TO 1951 USED AS A GARAGE BY LIBERTY CONCRETE CO. PRESENTLY USED BY SHALLCROSS SUPPLY CO. FOR STORAGE OF ROOFING MATL'S & OTHER TYPES OF BUILDING MATL. HAVE BEEN HERE APPROX. TWO YEARS. COULD NOT SEE ANY EVIDENCE OF A FIRE.

J. L. Betts
(Inspector)

Date of Inspection 2-18-53

Application No. 59604-B

Date of Refusal Feb. 19, 1953
6-C

CITY OF PHILADELPHIA

ZONING

NOTICE OF REFUSAL OF PERMIT

To Shallcross Supply Co. Applicant. Address 2710 LeFevre St.

The permit applied for in Application No. 59604-B is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

PREMISES: 2710 LeFevre Street - is in a D-Residential District.

ZONING: The application is for the erection of a one (1) story rear addition (size and location to be as shown in the application), as part of a warehouse for storage of roofing material.

	REQUIRED	PROPOSED
Open area (total)	4119 sq.ft. 30%	522 sq.ft. 5%

USE: The application is for the storage of asphalt roofing, insulation, rolled tin and building materials, whereas this use is not permitted in the district.

REMARKS: One (1) Zoning Refusal
One (1) Use Refusal

See application #47102-Cal-7138
" " #48050-Cal-7313.

THIS USE IS NOW EXISTING IN VIOLATION OF THE ZONING ORDINANCE.

Signed L. J. Masterson
For Chief

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For Partial demolition of Existing Building and erection of Addition structure, garage, accessory to a single family dwelling with accessory, garage size and location as shown in the application; Authorized by and subject to the conditions of Board of Adjustment Certificate, VA-389

REFUSED

USE

For ~~extension of~~ Storage of asphalt roofing, + bldg materials rolled tin ~~single family dwelling with accessory, garage size and location, equipment and capacity as shown in the application, to include use of new construction for~~

Authorized by and subject to the condition of Board of Adjustment Certificate VA-390

3.00

Authorized by LM

Issued by

Approved as to form SHOVELS

RECEIVED SEP 15 52

Application No. 54674B
District Designation D-Ru
Zoning Map No. 6C Sub. 81
F. A. Vol. Pl. 18-96 S Ward
Previous Application 47102

CITY OF PHILADELPHIA

ZONING

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by George S. Powell for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY: 2710 LEFEVRE ST.
(Street and House Number)

Situated on S side of LAFEVRE Street
at the distance of 60 feet X inches from E side
of SALMON Street
Front 55 feet X inches. Depth 189 feet X inches.

If lot is irregular in shape, give deed description below:

Calendar No.
Zoning Refused 9-16-52
Use Refused
Appeal
App. Granted Cert.
App. Refused Cert.
Ref. to B. of A.
Ref. Granted Cert.
Ref. Refused Cert.

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(Do not write in this space)

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

PROPOSED STORAGE SHELTER.

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet						
Height in Stories						

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE
	STORAGE ICE BUILDING SUPPLIES	

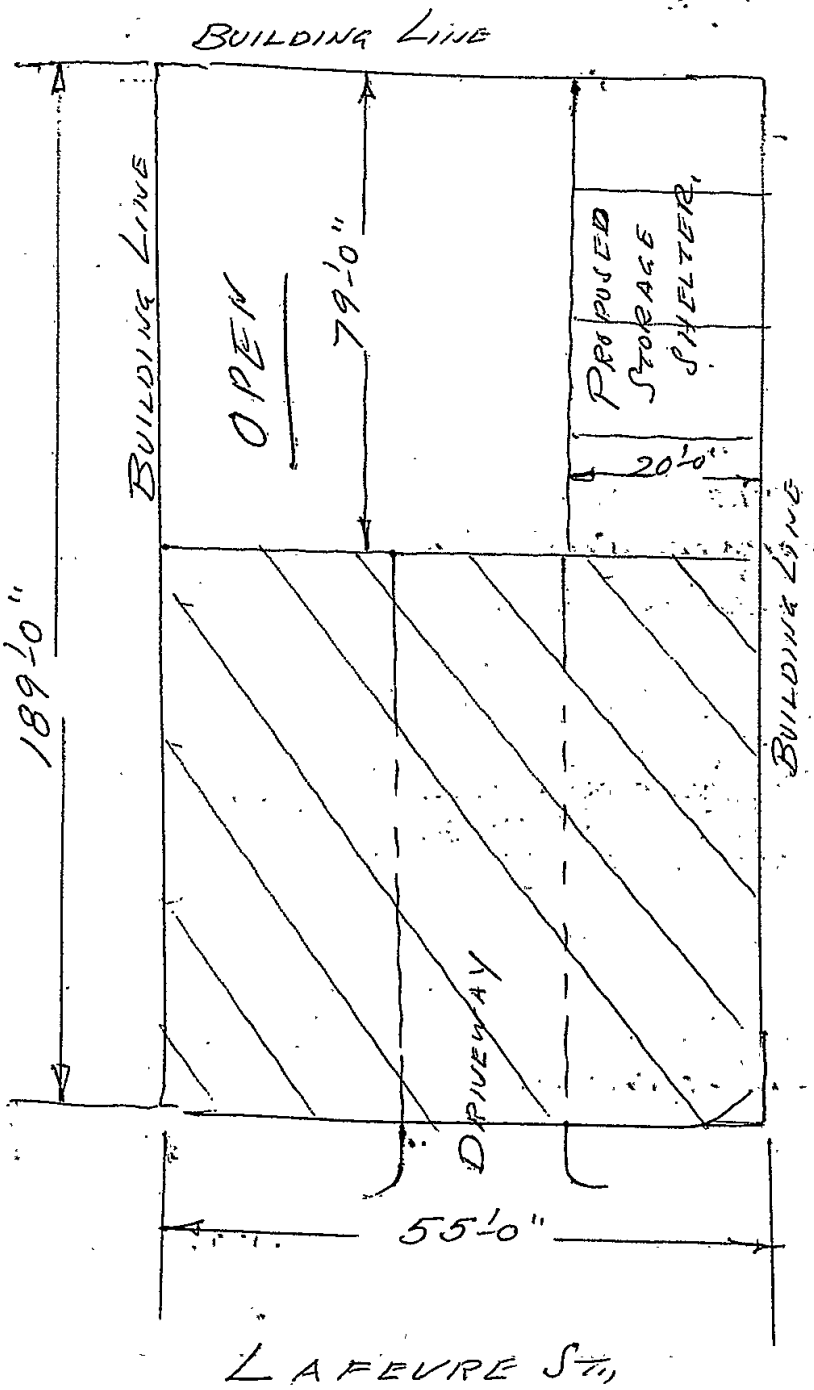
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	SAME	SAME

Additional use information, if required

Applicant GEO. S. POWELL Address 5716 JACKSONNNN Phone CU 8-1928
Owner or Agent PETERS LUMBER CO. Address 2710 LAFEVRE ST Phone CU 8-9160
Contractor W. BUCKMAN & SON Address 1215 KENWYN ST. Phone
Architect Geo. S. Powell Address 5716 Jackanonna Phone CU 8-1928

DRAW PLANS BELOW

PLANS TO BE DRAWN IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.



I or We certify that the facts and declarations of intent set forth above are true and are intended to be relied upon by the Zoning Authorities.

(Applicant Sign Here)

Application No. 54674-B

Date of Refusal Sept. 16, 1952

CITY OF PHILADELPHIA G-C

DEPARTMENT OF LICENSES AND INSPECTIONS

ZONING

NOTICE OF REFUSAL OF PERMIT

To George F. Powell Applicant. Address 5716 Tacksmana St.

The permit applied for in Application No. 54674-B is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

PREMISES: 2710 LeFevre Street - is in a D-Residential District.

ZONING: The application is for the erection of a one (1) story rear addition (size and location to be as shown in the application), as a storage of building supplies.

	REQUIRED	PROPOSED
Rear yard min. depth	9' 0"	0' 0"

USE: The application is for the storage of building supplies (size and location as shown in the application), whereas this use is not permitted in the district.

REMARKS: One (1) Zoning Refusal
One (1) Use Refusal

See application #47102-Cal-7138.

Signed L J Masterson
For Commissioner

An appeal from this refusal may be made to the Board of Adjustment, City Hall Annex, within ten (10) days, on forms furnished by the Board of Adjustment. All costs, if any, in connection with advertising hearings, to be borne by the applicant.

81-1 5-52

Application No. _____

Date of Refusal _____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

ZONING

NOTICE OF REFUSAL OF PERMIT

To _____ Applicant Address _____

The permit applied for in application no. _____ is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

Signed _____

Zoning Officer

An appeal from this refusal may be made to the Board of Adjustment, City Hall Annex, within ten (10) days, on forms provided by the Board of Adjustment. All copies of any, in connection with advertising material, to be borne by the appellant.

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

District D-Res

Is this a corner property?____ Attached?____ Semi-detached?____ Detached?____

Dwelling?____ Other than dwelling?____ How many families?____ How many stories?____

Use applied for Erect Rear Add. Accessory To what use? Storage of Building Supplies

	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area, rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard-depth	9'0"				0'0"	
Side yard, minimum width						
" " aggregate width						
Open court-width						
Court between wings--width						
Inner court--least dimension						
Height — front						
" — side						
" — rear						
" — garage						
Garage — inner dimensions						

Is Use permitted in this district?____ Under what provision?____

If Use is not permitted in this district, under what provision is it permitted?____

Zoning Permit____ Grant____ Refuse ✓ Refer____ Not Required____

Use Permit____ Grant____ Refuse ✓ Refer____ Not Required____

REMARKS:

(Examiner)

Date of Examination 9-15-52

INSPECTOR'S REPORT

(Inspector)

Application No. 54674-B

Date of Refusal Sept. 16, 1952

6-C

CITY OF PHILADELPHIA

ZONING

NOTICE OF REFUSAL OF PERMIT

To George S. Powell Applicant. Address 5716 Tackawanna St.

The permit applied for in Application No. 54674-B is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

PREMISES: 2710 LeFevre Street - is in a D-Residential District.

ZONING: The application is for the erection of a one (1) story rear addition (size and location to be as shown in the application), as a storage of building supplies.

	REQUIRED	PROPOSED
Rear yard min. depth	9' 0"	0' 0"

USE: The application is for the storage of building supplies (size and location as shown in the application), whereas this use is not permitted in the district.

REMARKS: One (1) Zoning Refusal
One (1) Use Refusal

See application #47102-Cal-7138.

Signed L J Masterson
For Chief

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For Partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a single family dwelling with accessory ; garage size and location as shown in the application; Authorized by and subject to the conditions of Board of Adjustment Certificate,

USE

For extension of single family dwelling with accessory, , garage size and location, equipment and capacity as shown in the application, to include use of new construction for

Authorized by and subject to the condition of Board of Adjustment Certificate

Authorized by

Issued by

Approved as to form

MAR 13 1940
ZONING DIVISION

Application No. 48050 "D" Res
District Designation 6c
Zoning Map No. Sub. 1
Survey District Ward 45
Previous Application 47102
15028

CITY OF PHILADELPHIA
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING, SURVEYS AND ZONING
ROOM 1223, CITY HALL ANNEX

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by J. Cofecci for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY: 2710 Lefevre St. Lacon 7138
(Street and house number)

situated on West side of Lefevre street
at the distance of 91 feet 10 inches from North side
of Salmon street Ward
Front 56 feet 2 inches. Depth 171 feet 6 inches.
If lot is irregular in shape, give deed description below:

Calendar No. 7313
Zoning Refused
Use Refused 3-26-40
Appealed 3-28-40
App. Granted 4-12-40 Cert. VA-6685
App. Refused Cert.
Ref. to B. of A.
Ref. Granted Cert.
Ref. Refused Cert.

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2014

WHAT KIND OF WORK IS GOING TO BE DONE?
Installation of one 1000 gallon gasoline tank & one pump for private use

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
No. 12252
ISSUED 4-15-40

59604-B

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed addition, alteration or new building		
	Front	Side	Rear	Front	Side	Rear
Height in feet						
Height in stories						

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Garage	Same	

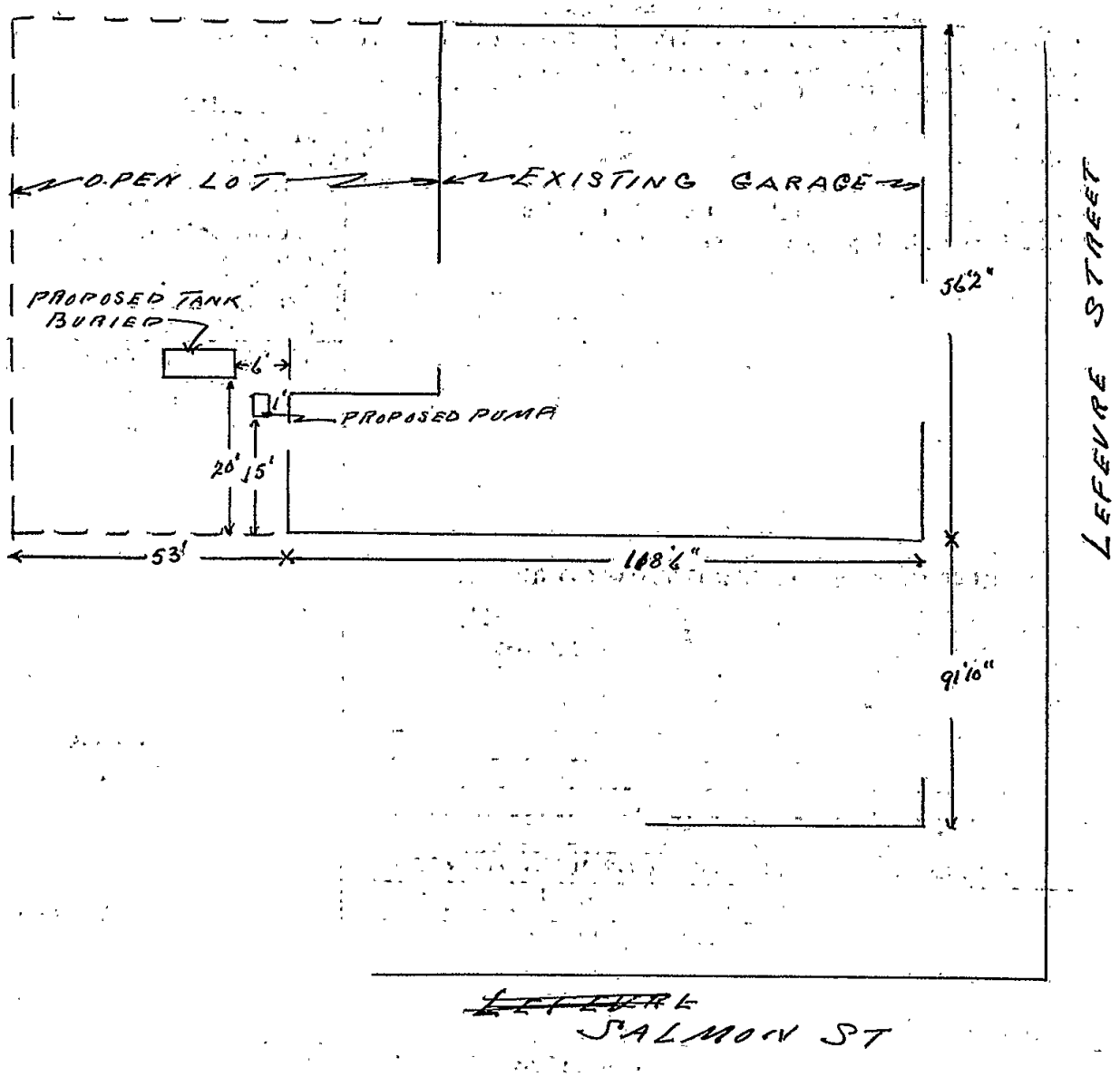
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Same	Installation of one 1000 gallon gasoline tank & one pump for private use

Additional use information, if required

Applicant J. Cofecci Address 2919 E. Thompson St. Phone
Owner or agent " " Address " " Phone

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN TO SCALE, IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.



COMMONWEALTH OF PENNSYLVANIA, }
COUNTY OF PHILADELPHIA } ss.

THIS AFFIDAVIT NEED ONLY BE FILLED OUT IF AND WHEN REQUIRED BY THE BUREAU OF ENGINEERING, SURVEYS AND ZONING.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared.....

who being duly.....according to law, doth depose and say: That all the above statements and/or drawings and/or attached plans are true, and do correctly state and show the full extent of buildings and all uses, to be made of the buildings and/or lot for which application for a Zoning Permit and/or Use Registration Permit is hereby made.

.....and subscribed to before

me, this.....

day of.....

A. D. 193.....

W. W. Woodward
(Applicant Sign Here)

.....
Notary Public.

Cal. No. 7313

CERTIFICATE NO. VA 6685

(Date) April 12, 1940 193

Bureau of E. S. and Z.

Application No. 48050

Board of Adjustment

Appeal No. 6805

CONDITION: This Certificate is granted on the condition that unless the USE hereby authorized is commenced within six (6) months from the date of issuance of the Use Registration Permit by the Bureau of Engineering, Surveys and Zoning, this Certificate shall become null and void.

CITY OF PHILADELPHIA

ZONING

BOARD OF ADJUSTMENT

City Hall Annex

BOARD OF ADJUSTMENT CERTIFICATE OF VARIANCE

CONDITION: This Certificate if granted is only on the condition that the construction authorized shall be in strict conformity with the plans submitted with the application for the permit.

Applicant J. Cappecci Address 2919 E. Thompson St.

Owner J. Cappecci Address 2919 E. Thompson St.

Agent Address

LOCATION OF PROPERTY: 2710-14 LEFEVRE ST.

Appeal having been made to the Board of Adjustment by the aforesaid for VARIANCE from the terms of the Philadelphia Zoning Ordinance, and the Board having held public hearing after due notice as required by law, is of the opinon that, in view of the statement set forth in the appeal and the evidence presented at the public hearing, and owing to the peculiar conditions surrounding these premises, and evidence having been presented that the gasoline is to be used in connection with the trucks accessory to the business conducted on the premises and is not for sale to the public, a permit for a private gasoline station for the use of the owner of the business is granted on condition that no gasoline is sold to the public.

The Board hereby AUTHORIZES the said VARIANCE; the Bureau of Engineering, Surveys and Zoning, to govern itself accordingly, on condition that the requirements of the Fire Marshal, the Bureau of Building Inspection, the Division of Housing and Sanitation or any other City Bureau having jurisdiction are complied with.

(A Use Registration Permit).

By order of the BOARD OF ADJUSTMENT

Walter Antrim

Walter Antrim — Secretary, Member of the Board.

ka

EXAMINER'S REPORT

District D-125

Is this a corner property? _____ Attached? _____ Semi-detached? _____ Detached? _____

Dwelling? _____ Other than dwelling? _____ How many families? _____ How many stories? _____

Use applied for Ga. Cl. Gar. Accessory _____ To what use? _____

	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area, rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard—depth						
Side yard, minimum width						
" " aggregate width						
Open court—width						
Court between wings—width						
Inner court—least dimension						
Height—front						
" —side						
" —rear						
" —garage						
Garage—inner dimensions						

Is Use permitted in this district? _____ Under what provision? _____

If Use is not permitted in this district, under what provision is it permitted? _____

Zoning Permit _____ Grant _____ Refuse _____ Refer _____ Not required ✓

Use Permit _____ Grant _____ Refuse ✓ Refer _____ Not required _____

REMARKS: _____

Jos. E. Crowston
(Examiner)

Date of examination 3-26-40

INSPECTOR'S REPORT

Application No. 48050

Date of Refusal March 26, 1940.

(6-C)

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING, SURVEYS AND ZONING

ROOM 1223, CITY HALL ANNEX

NOTICE OF REFUSAL OF PERMIT

To J. Capecci, Applicant. Address 2919 E. Thompson Street

The permit applied for in Application No. 48050 is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

Premises 2710-14 Lefevre Street is in a "D" Residential District.

USE:-

The application is for a Private gasoline service station (size and equipment, & capacitylocation to be as shown in the application), whereas this use is not permitted in the district.

REMARKS:

Fire Marshal's requirements?

See application #47102; Cal. #7138.

Signed Paul F. Crolly

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For Partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a single family dwelling with accessory N.R. ; garage size and location as shown in the application; Authorized by and subject to the conditions of Board of Adjustment Certificate.

USE

For ~~Extension of~~ Private Gasoline Service Station (existing garage) ~~single family dwelling with accessory garage~~ size and location, equipment and capacity as shown in the application, ~~to include use of new construction for~~

Authorized by and subject to the conditions of Board of Adjustment Certificate VA 6685

#2

Authorized by F. A. Schmidt

Issued by

Cal. No. 7138

CERTIFICATE NO. VA 6510

(Date) February 28, 1940 193

Bureau of E. S. and Z.

Application No. 47102

Board of Adjustment

Appeal No. 6633

CITY OF PHILADELPHIA
ZONING
BOARD OF ADJUSTMENT
City Hall Annex

BOARD OF ADJUSTMENT CERTIFICATE OF **VARIANCE**

CONDITION: This Certificate if granted is only on the condition that the construction authorized shall be in strict conformity with the plan submitted with the application for the permit.

Applicant Joseph Capecci Address 2710 Lefevre St.

Owner Joseph Capecci Address 2710 LeFevre St.

Agent Address

LOCATION OF PROPERTY: 2710-14 LEFEVRE ST.

Appeal having been made to the Board of Adjustment by the aforesaid for VARIANCE from the terms of the Philadelphia Zoning Ordinance, and the Board having held public hearing after due notice as required by law, is of the opinion that, since the Zoning Ordinance does not permit the establishment of a Gasoline Service Station in a "D" Residential District, a permit should not be granted.

The Board hereby ~~XXXXXXXXXXXX~~ REFUSES the said VARIANCE; the Bureau of Engineering, Surveys and Zoning, to govern itself accordingly

(A Use Registration Permit).

By order of the BOARD OF ADJUSTMENT

Walter Antrim

Walter Antrim Secretary, Member of the Board.

ka

Approved as to form: _____ Application No. 47102

District Designation: R-Res.
Zoning Map No. 8-2 Sub
Survey District: Ward: 45
Previous Application: 15028
Sec 48050

CITY OF PHILADELPHIA
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING, SURVEYS AND ZONING
ROOM 1223, CITY HALL ANNEX

FEB-3 1940

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by JOS CAPECCI for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY: 2710-14 LEFEVRE ST (Street and house number)

situated on SOUTH side of LEFEVRE street
at the distance of 150 feet inches from EAST side
of EDGEMONT ST street Ward.
Front 55 feet 6 inches. Depth 120 feet inches.
If lot is irregular in shape, give deed description below:

Cal - 7138

Zoning Refused
Use Refused 2-9-40
Appealed 2-20-40
App. Granted Cert.
App. Refused 2-28-40 Cert. VA-6510
Ref. to B. of A.
Ref. Granted Cert.
Ref. Refused Cert.

This Space for Official Stamp
(Do not write in this space.)

WHAT KIND OF WORK IS GOING TO BE DONE?
1 - 1000 GAL. TANK AND 1 - ELECTRIC PUMP

If buildings are vacant, since what date?
Is proposed building a dwelling? How many families?
Dwelling will be altered to accommodate families.
Is proposed building a garage? Car capacity?
Number of cars will be trucks delivery cars pleasure cars.

54674-B

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed addition, alteration or new building		
	Front	Side	Rear	Front	Side	Rear
Height in feet.	35	35	35			
Height in stories.	2	2	2			

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	GARAGE (PRIVATE)	GARAGE (PRIVATE)	

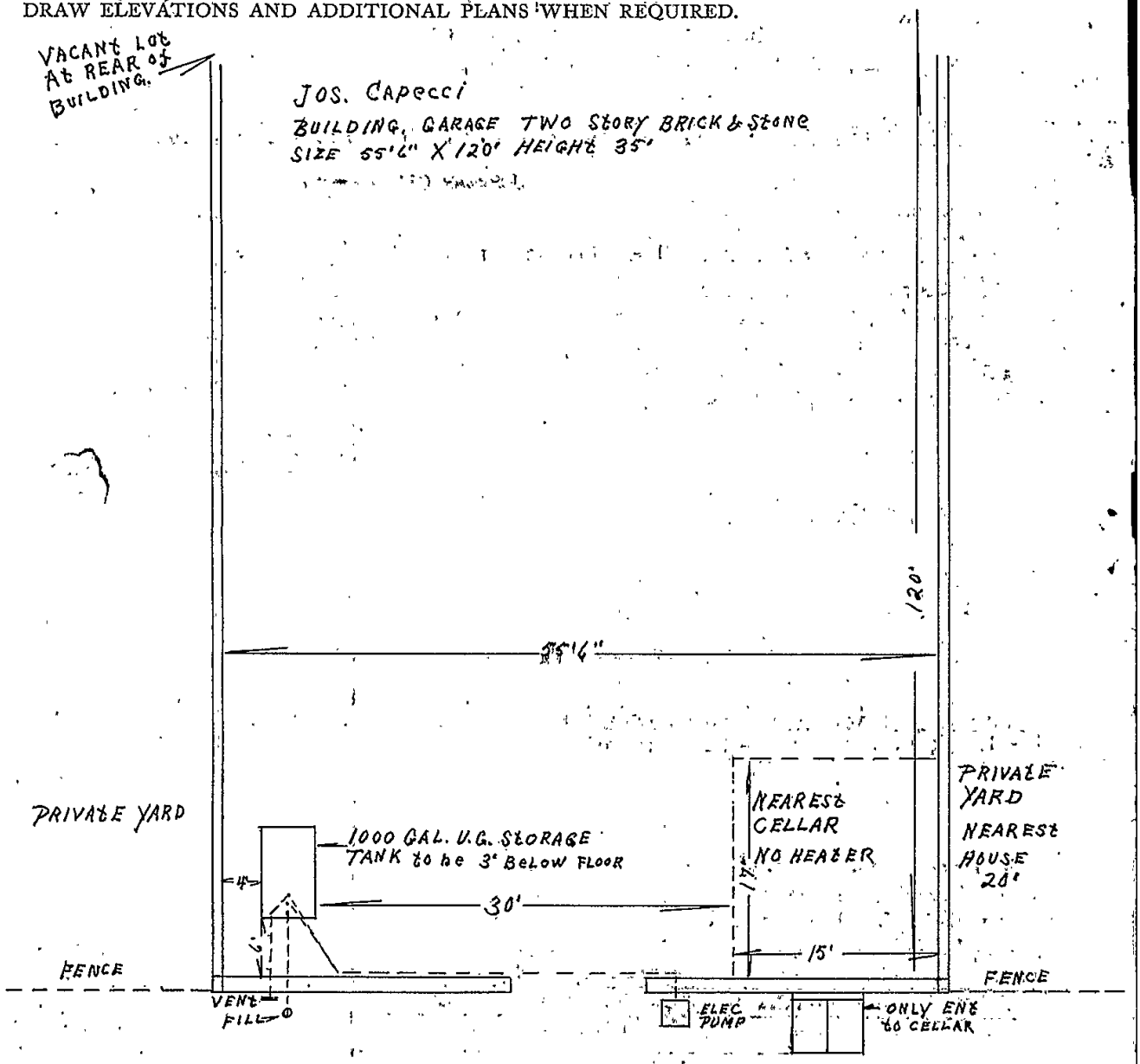
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	PRIVATE GARAGE & GASOLINE STA. (NO RESALE)	Private gas station No Resale

Additional use information, if required

Applicant JOS. CAPECCI Address 2710 LEFEVRE ST Phone

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN
SHOW ALL LOT LINES A[illegible]
SHOW ALL STREETS AND A[illegible] BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.



SOUTH SIDE 150' EAST of EDGEMONT ST.
AND NEAREST FIRE PLUG

2710-14 E. LeFevre St.

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF PHILADELPHIA } ss.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared.....

who being duly.....according to law, doth depose and say: That all the above statements and/or drawings and/or attached plans are true, and do correctly state and show the full extent of buildings and all uses, to be made of the buildings and/or lot for which application for a Zoning Permit and/or Use Registration Permit is hereby made.

.....and subscribed to before

me, this.....

day of.....

A. D. 193.....

Albert Kaye
for Jos Capecci
(Applicant Sign Here)

.....
Notary Public.

EXAMINER'S REPORT

District: D. Res

Is this a corner property? ____ Attached? ____ Semi-detached? ____ Detached? ____

Dwelling? ____ Other than dwelling? ____ How many families? ____ How many stories? ____

Use applied for: Gas Sta. Accessory ____ To what use? ____

	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area, rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard—depth						
Side yard, minimum width						
" " aggregate width						
Open court—width						
Court between wings—width						
Inner court—least dimension						
Height—front						
" —side						
" —rear						
" —garage						
Garage—inner dimensions						

Is Use permitted in this district? ____ Under what provision? ____

If Use is not permitted in this district, under what provision is it permitted? ____

Zoning Permit ____ Grant ____ Refuse ____ Refer ____ Not required ✓

Use Permit ____ Grant ____ Refuse ✓ Refer ____ Not required ____

REMARKS: ____

Jas. E. Crawford
(Examiner)

Date of examination 2-8-40

INSPECTOR'S REPORT

Application No. 47102

Date of Refusal February 9, 1940.

(6-C)

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING, SURVEYS AND ZONING

ROOM 1223, CITY HALL ANNEX

NOTICE OF REFUSAL OF PERMIT

To Joseph Capecci, Applicant. Address 2710 Lefevre Street

The permit applied for in Application No. 47102 is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

Premises 2710-14 Lefevre Street is in a "D" Residential District.

USE:-

The application is for a Private Gasoline Service Station (size and location, equipment and capacity as shown in the application), whereas this use is not permitted in the district.

REMARKS:-

Fire Marshal's requirements?

Signed Paul F. Croley

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For N.R.

USE

Conforming Private Gasoline Service Station, size location

Non-conforming equipment and capacity as shown in the application, authorized by and subject to the conditions of Board adjustment certificate 1A

R 2

Authorized by

Issued by

Approved as to form _____ Application No. 15028

District Designation D Res

Zoning Map No. 6C Sub. 8V

Survey District _____ Ward 45

Previous Application _____

RECEIVED JUL 7 1936 ZONING DIVISION BUREAU OF ENGINEERING, SURVEYS, & ZONING

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC WORKS see 47102

BUREAU OF ENGINEERING, SURVEYS AND ZONING

ROOM 1223, CITY HALL ANNEX

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Fred A. Turner for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY: 2710 Lefevre St. (Street and house number)

situated on South side of Lefevre street

at the distance of 50 feet 6 inches from East side

of Edgemont Thompson street 45 Ward.

Front 61 feet 0 inches. Depth 187 feet 0 inches.

If lot is irregular in shape, give deed description below:

Rectangular Lot

Zoning Refused _____

Use Refused _____

Appealed _____

App. Granted _____ Cert. _____

App. Refused _____ Cert. _____

Ref. to B. of A. _____

Ref. Granted _____ Cert. _____

Ref. Refused _____ Cert. _____

This Space for Official Stamp (Do not write in this space.)

ZONING PERMIT NOT REQUIRED BY BUREAU OF ENGINEERING SURVEYS AND ZONING.

James Brady FOR ZONING DIVISION

DATE 7-7-36

WHAT KIND OF WORK IS GOING TO BE DONE? Installation of 1330 Gal. Capacity Fuel Oil Storage Tank. Tank to be buried 3'-0" Below Grade & Install Transformer Vault on First Floor 8'-9" X 9'-0" Brick Partition & Fire Door

If buildings are vacant, since what date? —

Is proposed building a dwelling? No How many families? None

Dwelling will be altered to accommodate No families.

Is proposed building a garage? No Car capacity? None

Number of cars will be 0 trucks 0 delivery cars 0 pleasure cars 0

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed addition, alteration or new building		
	Front	Side	Rear	Front	Side	Rear
Height in feet.	45	45	45	—	—	—
Height in stories.	2	2+3	3	—	—	—

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	Shop & Mach. Equip	Same	
2	Packing & Warehousing	"	
3	Warehousing	"	

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Same As Above	

Additional use information, if required Fuel Oil System to be used for heating purposes only

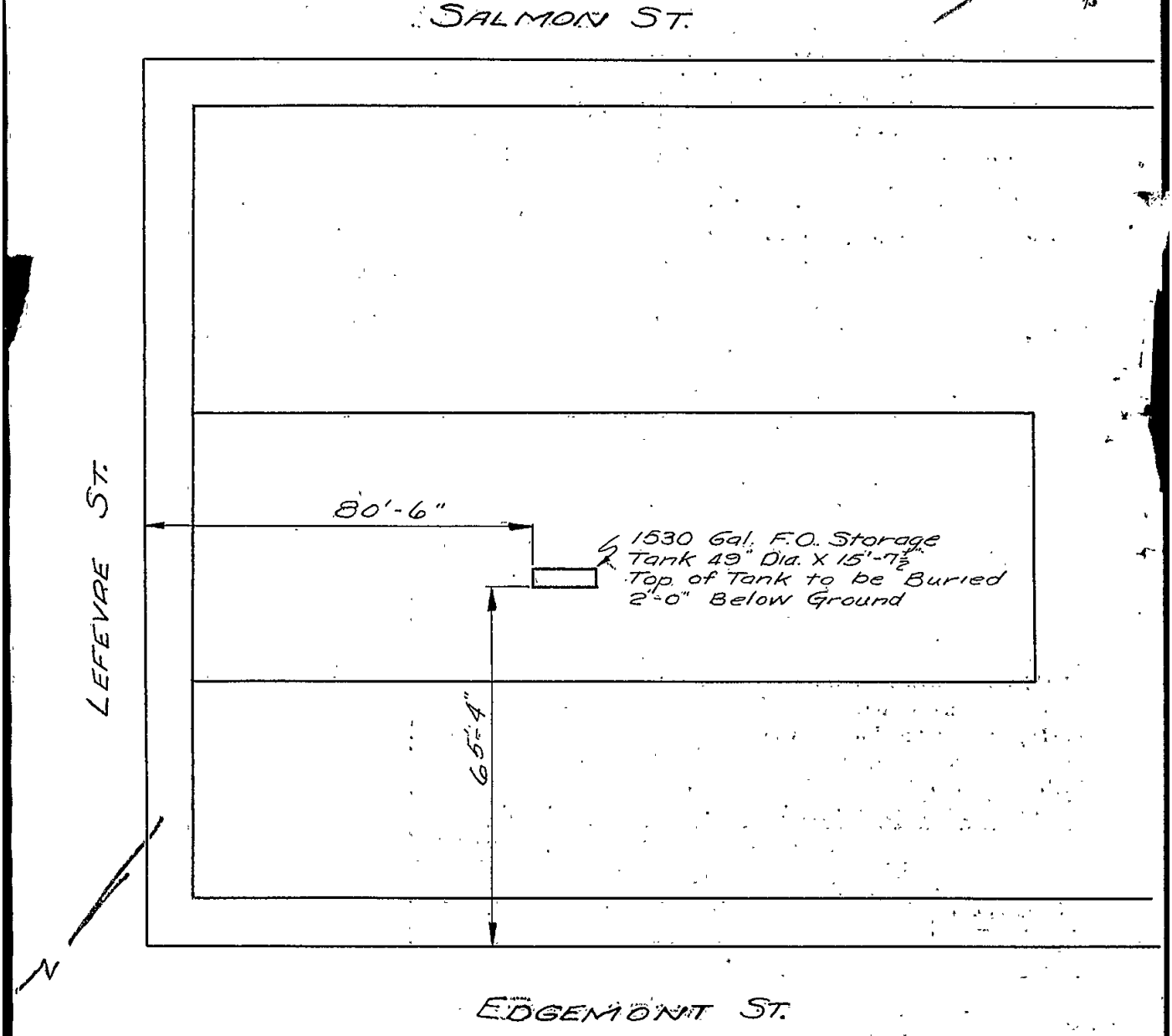
Applicant Fred A. Turner Address 1327 Grant Ave Phone He. 6100

Owner or agent Sanitary Supply Corp Address 2710 Lefevre St Phone Se. 3500

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN TO SCALE, IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.

10-965



COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF PHILADELPHIA } ss.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared Fred A. Werner who being duly Sworn according to law, doth depose and say: That all the above statements and/or drawings and/or attached plans are true, and do correctly state and show the full extent of buildings and all uses, to be made of the buildings and/or lot for which application for a Zoning Permit and/or Use Registration Permit is hereby made.

Sworn and subscribed to before me, this 7th day of July A. D. 193 6

Fred A. Werner
(Applicant Sign Here)

Jos. B. Burgmann
Notary Public.
NOTARY PUBLIC

EXAMINER'S REPORT

District

Is this a corner property? Attached? Semi-detached? Detached?

Dwelling? Other than dwelling? How many families? How many stories?

Use applied for Accessory To what use?

	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area, rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard—depth						
Side yard, minimum width						
" " aggregate width						
Open court—width						
Court between wings—width						
Inner court—least dimension						
Height—front						
" —side						
" —rear						
" —garage						
Garage—inner dimensions						

Is Use permitted in this district? Under what provision?

If Use is not permitted in this district, under what provision is it permitted?

Zoning Permit Grant Refuse Refer Not required

Use Permit Grant Refuse Refer Not required

REMARKS:

Crilley
(Examiner)

Date of examination 7/7/36

INSPECTOR'S REPORT

Application No.....

Date of Refusal.....

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING, SURVEYS AND ZONING

ROOM 1223, CITY HALL ANNEX

NOTICE OF REFUSAL OF PERMIT

To....., Applicant. Address.....

The permit applied for in Application No.....is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

Signed.....

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For.....

USE

Conforming.....

Non-conforming.....

Authorized by.....

Issued by.....

This application is for permission to continue a non-conforming use pursuant to Section 4 of the Philadelphia Zoning Ordinance of August 10, 1933 as amended. The property in question is located in a "D" residential district. For many years prior to the passage of the zoning ordinance, the entire property to the extreme property lines was occupied by a two story building in constant use as combination industrial, storage, light manufacturing and office space. In 1938, the rear portion of the existing building extending to the extreme rear property line was destroyed by fire. The entire space covered by the destroyed portion of the building, however, continued without interruption to be used as open storage space and is at present used for this purpose. There has, therefore, at no time been an interruption in the complete non-conforming use of the property. At the present time and for some years the open portion of the property has been used for storage of asphalt roofing, insulation, rolled tin and other types of specialty materials, all of which has been stored in conformity with the best practices of the trade and in full compliance with the new Philadelphia Fire Code.

The applicant desires to build an addition to the remaining existing storage building covering the entire exposed area of the property, leaving, however, a nine foot six inch set back from the rear property line in compliance with the requirements governing a "D" residential district. The building is to be one story in height, approximately sixteen feet maximum, of concrete block construction, the purpose being to provide cover for the present open storage. The structure will not only be beneficial to the occupants of the property but will provide substantially greater safety and better appearance insofar as the neighborhood is concerned. The new building will be lower in height and lesser in area than the portion of the existing building destroyed by fire in 1938 and will comply with all regulations of non-conforming use contained in the zoning ordinance.

The necessity for seeking approval of this application appears to lie only in the fact that reconstruction was not commenced within three years from the time of destruction. It is submitted that the requirement is not binding in this instance because the non-conforming use of the property was not discontinued or interrupted by reason of the fire but the location continued as a storage area. It is also to be noted that the main two story building which covers more than half the land area and approximately 75% of the proposed usable floor area of the property has continuously been employed in the status of a non-conforming use. It is submitted that the three year construction limitation contained in the ordinance only applies where the non-conforming use of the entire property has been interrupted which was not the situation in this case.

It is therefore respectfully requested that this application be approved.

SHALLCROSS SUPPLY COMPANY

By Walter S. Shallcross
Applicant

"A"

DEPARTMENT MEMORANDA

	TYPE	MATERIAL	OCCUPANCY	PERMIT NO.
PRESENT BUILDING				FEE. $
NEW BLDG. OR ADD				PLAN NO.

Application for Permit for Additions, Alterations, Repairs, One-Story Structures, Frame Buildings, Bay Windows, Heaters, Boilers and Engine Foundations, Demolitions, etc.

Philadelphia, Sept. 15 1952

To the BUREAU OF BUILDING INSPECTION.

The undersigned applies for a permit to construct the following described work:

Give the exact location (street and number, or side of street and distance from nearest cross street) REAR OF 2710 LAFEVRE ST. APPROX. 75'0" FROM SALMON ST. Ward.

227
224

What is the present building used for? NO BUILDING — OPEN SPACE.

What will the new building or addition be used for? STORAGE

Give definite particulars as to work proposed and materials used SHELTER FOR BUILDING MATERIALS. CONSTRUCTED OF CINDER BLOCK REAR AND ONE SIDE WALLS. OPEN FRONT. BUILT UP COLS. & GIRDERS, ALUMINUM CORRUGATED ROFING, WITH EXCEPTION OF GUTTER, TAIL TO BE ASPHALT MATERIAL.

Upon what kind of soil will any new foundation be laid?

If dwelling or tenement, give size of open yard space remaining

Time of commencing IMMEDIATELY —

Estimated Cost $2000.00

All provisions of the building laws and City Ordinances will be complied with, whether specified herein or not.

Owner PETERS LUMBER CO. Address 2710 LAFEVRE ST.

Architect GEO. S. POWELL " 5716 TACRAWANNA ST.

Contractor W. BUCKNAM & SON " 1215 KENWYN ST.

Applicant Geo. S. Powell " 5716 TACRAWANNA ST.

State of Pennsylvania, County of Philadelphia, } ss.

Personally appeared before me the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia

the applicant above named, who being duly sworn according to law, deposes and says that the facts above set forth are true to the best of his knowledge and belief. Deponent further says that the foregoing are all the improvements he will make under this permit.

Sworn and subscribed before me this

day of

Notary Public, Philadelphia Co.

61-3 5-52

Philadelphia, ... 19

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to Buildings in the City of Philadelphia, that the same has been approved and entered in the records of this Department.

.....

Inspector.

The Honorable Joseph L. Zazyczny
Councilman, Sixth District
Dominic Sabatini, Commissioner
Department of Licenses and Inspections
2710 LEFEVRE STREET

4-26-76

COPY

Reference is made to your recent memorandum of complaint regarding unsanitary conditions at the subject commercial establishment.

The property is zoned and operating as a wholesale and retail storage and sale of electrical equipment. The Department issued six (6) Fire Code violations including the removal of unsanitary conditions on the exterior of the building.

If these violations are not complied upon reinspection, enforcement action will be initiated.

I hope this information is satisfactory.

DS/RP/mw

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS
APR 28 1976
ZONING

BC: Mr. Paliaga
√ Zoning File
Mr. Moccio

Exhibit B

POLREP #1 and Special Bulletin A
LeFevre Street Container Site
2710 LeFevre Street
Philadelphia, Pennsylvania 19137

Lat: 39.999647 Long: -75.072081

DATE: April 14, 2009

FROM: Jack Kelly, On Scene Coordinator
Eastern Response Branch (3HS31)

TO: Regional Response Center
James Burke (3HS00)
Dennis Carney (3HS30)
Gerald Heston (3HS31)

SUBJECT: Notification of CERCLA Emergency Removal Action

1. Issue

In March 2009, the City of Philadelphia Fire Department (City Fire) and Licenses & Inspections Department (City L&I) informed the EPA Region 3 Removal Program about liquid-filled containers at an open lot in the Bridesburg section of Philadelphia. In April 2009, the On Scene Coordinator (OSC) conducted an onsite removal evaluation of the containers located at 2710 LeFevre Street (the Site) in accordance with the National Oil and Hazardous Substances Contingency Plan (NCP), 40 CFR Part 300. The evaluation revealed the potential for the release of hazardous substances to the environment posing a threat to public health or welfare or the environment. The OSC has determined that the Site meets the criteria in Section 300.415 of the NCP for initiating a Removal Action. As a result of Site conditions, an emergency removal response action pursuant to Section 104 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, 42 USC Section 9604, is necessary at the Site. Pursuant to Delegation of Authority 14-2, the OSC is authorizing CERCLA funding in an amount not to exceed $250,000 to initiate an emergency Removal Action to secure the Site and properly address substances present at the Site.

2. Background

The OSC first visited the Site on April 3, 2009 but did not have access to the property. From the street pavement, the OSC could observe five (5) large plastic containers (totes), ten to fifteen (10 to 15) 55-gallon metal drums, several smaller drums and a few one gallon cans. The totes obviously contained liquid. The containers were located roughly 60 yards in from the street in the corner of a vacant lot adjacent to several residential yards (see photos). The lot was roughly 60 yards by 20 yards in size and was devoid of vegetation.

A fence, reportedly placed there by a City contractor, immediately surrounded the containers. A fence also was in place along the front of the property parallel to the pavement. This fence had an opening that could be traversed. Also, the lot could easily be accessed from the street as one of two residential yards located on LeFevre Street directly adjacent to the lot had a wooden fence but the entire fence door was missing. Most of the residential yards, about 16 total, abutting the lot on each site had no fence along the lot border and residents could walk right onto the vacant lot.

The OSC was informed by City representatives that the City acted on a Court Order to demolish a warehouse that was located on what is now the vacant lot. The warehouse was demolished by a City contractor in October 2008. The brick warehouse reportedly was 2.5 stories in height, of early 1900s vintage and was most recently used to house electrical parts and components by the property owner. The warehouse had covered all of the footprint of the vacant lot except for an approximate 20 yard by 20 yard area in the back. The City representatives indicated that the liquids currently stored within the onsite containers along with an underground storage tank were discovered during the demolition activity.

In early April, the OSC reviewed a sampling analytical report from the City, prepared by a City subcontractor (letter report of 2/2/09, IForster of Criterion Labs to JMscisz of USA Environmental Management) that indicated two of the totes contained high concentrations (above 10,000 mg/kg) of Polychlorinated Biphenyls (PCBs), one contained low level PCBs (below 50 mg/kg), and two did not contain PCBs. The report states that "all of the large plastic box containers (aka totes) contain 86% diesel oil…..". Only one composite sample was collected from the many drums on the site and analyzed for PCBs and diesel range organics (diesel range organics is an analytical measure for a specific type of petroleum hydrocarbons). The results revealed non-detect for PCBs but diesel range organics exceeded 95%. The OSC contacted the subcontractor employee who collected the samples and learned that the composite sample was collected from approximately five drums. The report indicated that the underground tank did not contain PCBs but had a diesel range organics level of 47%. The report estimates that the totes contain 980 gallons of liquid, the metal and plastic drums (total number reported as 14) contain 720 gallons and the underground tank contains 2200 gallons.

On April 8, the OSC met the property owner at the Site and was able to directly view the containers. The owner agreed to sign a letter acknowledging access for the day. The OSC indicated a need to have the containers placed in a storage box or trailer given the reported analytical results and proximity of the community.

The OSC provided an access agreement to the property owner requesting consent to place the containers in a large storage box, conduct sampling and analysis of the containers and arrange for disposal. The owner indicated that he would like to confer with his attorney before agreeing to sign the document. Orally, the owner agreed to placement of the totes in a storage container but questioned the need for

placement of the drums inside given the City subcontractor report indicating that PCBs were not found. The OSC responded that he could not confirm the reliability of the sampling results at this point (although he must assume the positive PCB values are accurate), it was not clear if all of the drums were sampled and analyzed (as indicated above, it was confirmed later by the OSC they were not), and if drums containing diesel oil alone were vandalized and a leak occurred, the owner may be required by the State or City to clean up any contaminated soil. The owner asked if he could collect samples from the containers and the OSC indicated that was his prerogative but recommended that EPA split samples concurrently with the owner. The OSC indicated that, if any of the containers were found to contain unadulterated oils, he would consider having the owner take custody of the containers if the owner can show he can properly transport and store the containers.

The OSC and owner parted with the understanding that EPA would be contacting the owner or owner's attorney in a day or two about an agreement to place the containers inside a storage box and that the OSC would be preparing documentation to initiate a removal action at the Site.

3. Threats to Public Health or Welfare or the Environment

Section 300.415 of the NCP lists the factors to be considered in determining the appropriateness of the Removal Action. Paragraphs (b) (2) (i), (iii), (iv), (v) (vi), and (vii) of Section 300.415 directly apply as follows to the conditions at the Site:

300.415 (b) (2) (i) *Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances, pollutants or contaminants*

PCBs are the contaminants of concern at the Site. PCBs are mixtures of up to 209 individual chlorinated compounds (known as congeners). There are no known natural sources of PCBs. PCBs are either oily liquids or solids that are colorless to light yellow. Many commercial PCB mixtures are known in the U.S. by the trade name Aroclor. PCBs have been used as coolants and lubricants in transformers, capacitors, and other electrical equipment because they don't burn easily and are good insulators. The manufacture of PCBs was stopped in the U.S. in 1977 because of evidence they build up in the environment and can cause harmful health effects.

The most commonly observed health effects in people exposed to large amounts of PCBs are skin conditions such as acne and rashes. Studies in exposed workers have shown changes in blood and urine that may indicate liver damage. Most of the studies of health effects of PCBs in the general population examined children of mothers who were exposed to PCBs. Animals that ate food containing large amounts of PCBs for short periods of time had mild liver damage and some died. Animals that ate smaller amounts of PCBs in food over several weeks or months

developed various kinds of health effects, including anemia; acne-like skin conditions; and liver, stomach, and thyroid gland injuries. Other effects of PCBs in animals include changes in the immune system, behavioral alterations, and impaired reproduction. Studies of workers indicate that PCBs were associated with certain kinds of cancer in humans, such as cancer of the liver and biliary tract. Rats that ate food containing high levels of PCBs for two years developed liver cancer. The Department of Health and Human Services (DHHS) has concluded that PCBs may reasonably be anticipated to be carcinogens. The EPA and the International Agency for Research on Cancer (IARC) have determined that PCBs are probably carcinogenic to humans.

Potential exposure to nearby populations can occur as a result of the following conditions:

- The fence along the front of the Site is compromised, the residential yard adjacent to the front of the Site is missing a fence door and many adjacent residential yards abutting the lot do no not have fences. All of these conditions allow for access to the vacant lot at the Site,
- The Site is located in a densely populated neighborhood. Row homes and yards surround and are located directly adjacent to the Site,
- Although the containers are immediately surrounded by a fence erected by the City contractor, the fence is temporary and can be traversed or damaged by trespassers,
- Evidence of trespassing near the containers was observed (miscellaneous commercial items were observed on the ground near the containers during the April 8 OSC visit.)

PCBs are hazardous substances within the meaning of CERCLA because they are listed (as Aroclors) in 40 CFR Part 302.4.

300.415 (b)(2)(iii) *Hazardous substances or pollutants or contaminants in drums, barrels, tanks or other bulk containers, that may pose a threat of release*

Based on the analytical results presented in the City subcontractor's report, at least three of the totes contain high levels of PCBs. Tote #1 contains approximately 275 gallons of liquid and the PCB concentration (as Aroclor 1260) was reported to be 33,000 mg/kg, tote #2 contains approximately 275 gallons of liquid and was reported to contain 160,000 mg/kg PCBs (as Aroclor 1260) and tote #4 contains about 150 gallons of oil and the PCB (as Aroclor 1260) concentration was reported to be 30 mg/kg.

Although the underground tank and drums were reported to contain diesel oil and were not found to contain PCBs, only approximately five drums were analyzed as a composite sample. In addition, EPA does not have access and cannot confirm the adequacy of the sampling methods and laboratory quality assurance measures.

300.415 (b)(2)(vi) *Threat of fire or explosion*

The containers are easily visible from the street and could be accessed without great difficulty. Vandals could easily start a fire with readily available commercial materials. Should a fire occur, the presence of high concentrations of PCBs in the fire could easily lead to the creation of more toxic compounds that would contaminate Site soils and disperse by air through the local community.

300.415 (b)(2)(vii) *The availability of other appropriate federal or state response mechanisms to respond to the release*

EPA is the principal federal agency charged with evaluating incidents or releases of this type for determining the need for action. EPA was directly requested by the City of Philadelphia to assist with this situation. The City contacted EPA because past legal efforts on the City's part proved unsuccessful in having the owner safely and properly remove the containers. The City's budget is limited for the disposal of hazardous materials and the contract for demolition of the warehouse reportedly did not address the presence of liquids containing PCBs. The State of Pennsylvania has deferred to EPA in this matter as their ability to address abandoned PCB waste is limited.

4. Endangerment Determination

The OSC determined, based upon information gathered during the emergency removal assessment, and following evaluation of the City subcontractor's data, that the threat of a release of PCBs presents an imminent and substantial endangerment to public health, welfare or the environment. For this reason, the OSC initiated an emergency removal action on April 14, 2009.

5. Actions and Estimate Costs

A. Actions

- Provide/maintain site security measures (e.g. fencing) with the goal of preventing vandalism and unauthorized access to the Site and the containers holding hazardous substances ("containers").

- Improve site accessibility as needed by clearing, removing and/or disposing of non-hazardous debris or materials in order to enable efficient removal activities.

- To minimize the potential for spillage or vandalism, arrange for temporary storage of the containers in a secure, large storage box/trailer(s) until removal and/or disposal of the container contents is implemented.

- Segregate incompatible containers and adequately close, overpack and stage as necessary.

- Use necessary means, including hazardous categorization practices ("haz cat"), sampling and analyses, to identify and verify container contents for transportation, disposal and/or recycling. Bulk or consolidate similar materials based on hazard categorization and/or other sampling and analyses.

- Prepare materials for off-site transportation and disposal to include overpacking, transfer to new DOT-acceptable drums, and labeling and marking as necessary. Dispose in accordance with 40 CFR Section 300.440.

- Identify potential users of product materials (e.g. fuel oil) and prepare for off-site DOT acceptable shipping.

B. Estimated Costs:

Extramural Cost:

Regional Removal Allowance Cost Total Cleanup Contractor Cost (ERRS)	$ 50,000

(cost includes estimates for ERRS contractors and any subcontractors, letter contracts, orders for services, notices to proceed, alternative technology contracts and interagency agreements with other Federal agencies)

Other Extramural Costs Not Funded From Regional Allowance:

Unallocated	$ 200,000

6. Contribution to Remedial Performance

The Removal Action is not expected to be inconsistent with or hinder any potential future remedial actions at the Site.

7. Compliance with ARARS

This Removal Action will comply with all environmental and health Applicable and Relevant and Appropriate Requirements (ARARs) to the extent practicable

given the exigencies of the situation. The OSC will confer with personnel in Region 3's Toxics Program Branch as necessary regarding Toxic Substances Control Act (TSCA) regulations concerning PCB disposal.

8. Expected Changes in the Situation Should No Action Be Taken or Action is Delayed

Inaction at the Site would result in the increased potential for vandalism of the containers. Vandalism could result in improper removal and disposal of the container liquids leading to contamination at another location, onsite spillage leading to the contamination of site soils or a fire resulting in soil contamination and airborne release of contaminants of a more toxic nature. The containers are open to public view in a densely populated neighborhood and offer a tempting presence for trespassers. Inaction may present opportunities for neighborhood youth to trespass on the Site and potentially become exposed to PCBs if leakage from the containers occurs.

9. Outstanding Policy Issues

There are no known outstanding policy issues associated with the Site.

10. Enforcement

The OSC will work with the EPA Civil and Criminal Investigators assigned to this Site.

The total EPA costs for this Removal Action, as described in procedures outlined in OSWER 9630.0-42, and based on full cost accounting practices that will be eligible for cost recovery are estimated as follows:

Direct Extramural Costs (not including unallocated funds)		$50,000
Direct Intramural Costs		$10,000
	Total	$60,000
Indirect Costs (62.9% of above; rounded to 70%)		$42,000
Estimated EPA costs for Removal Action		$102,000

Exhibit C

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 3

Close-Out Special Bulletin

LeFevre Street Container Site
2710 LeFevre Street
Philadelphia, PA 19137

Latitude 39.999647 Longitude -75.072801

Project Number: 656

Site ID Number: A3MZ

ATTN: Linda Marzulli, RRC
Region 3 Distribution List

SITUATION: September 29, 2009

Reporting Period: This Close Out Special Bulletin provides a synopsis of work performed at the site since enactment of the Special Bulletin $250,000 emergency activation on April 14, 2009 until completion on June 15, 2009. Work activities involved the assessment and removal of polychlorinated biphenyls (PCBs) and oils from various containers including drums, large totes and an underground tank located at an open lot in the Bridesburg section of Philadelphia.

1.0 Introduction

1.1 Background :

Based on the OSC's assessment of the site and available information, he prepared a Special Bulletin $250,000 emergency activation on April 14, 2009. Of the $250,000 potential ceiling, $50,000 was funded to this project.

In March 2009, the City of Philadelphia Fire Department (City Fire) and Licenses & Inspections Department (City L&I) informed the EPA Region 3 Removal Program about liquid-filled containers at an open lot at 2710 LeFevre Street in the Bridesburg section of Philadelphia. The City had arranged for sampling of the containers and results showed the presence of PCBs in several. In April 2009, the On Scene Coordinator (OSC) conducted an onsite removal evaluation of the containers located at the Site in accordance with the National Oil and Hazardous Substances Contingency Plan (NCP), 40 CFR Part 300. The evaluation revealed the potential for the release of hazardous substances (PCBs) to the environment posing a threat to public health or welfare or the environment. The OSC determined that Site conditions met the criteria in Section 300.415 of the NCP for initiating a Removal Action. As a result of Site conditions, an emergency removal response action was intitiated.

The OSC had first visited the Site on April 3, 2009 but did not have access to the property. From the street pavement, the OSC could observe five (5) large plastic containers (totes), ten to fifteen (10 to 15) 55-gallon metal drums, several smaller drums and a few one gallon cans. The totes obviously contained liquid. The containers were located roughly 60 yards in from the street in the corner of a vacant lot adjacent to several residential yards (see file photos). The lot was roughly 60 yards by 20 yards in size and was devoid of vegetation.

A fence, reportedly placed there by a City contractor, immediately surrounded the containers. A fence also was in place along the front of the property parallel to the pavement. This fence had an opening that could be traversed. Also, the lot could easily be accessed from the street as one of two residential yards located on LeFevre Street directly adjacent to the lot had a wooden fence but the entire fence door was missing. Most of the residential yards, about 16 total, abutting the lot on each site had no fence along the lot border and residents could walk right onto the vacant lot.

The OSC was informed by City representatives that the City acted on a Court Order to demolish a warehouse that was located on what is now the vacant lot. The warehouse was demolished by a City contractor in October 2008. The brick warehouse reportedly was 2.5 stories in height, of early 1900s vintage and was most recently used to house electrical parts and components by the property owner. The warehouse had covered all of the footprint of the vacant lot except for an approximate 20 yard by 20 yard area in the back. The City representatives indicated that the liquids currently stored within the onsite containers along with an underground storage tank were discovered during the demolition activity.

In early April, the OSC reviewed a sampling analytical report from the City, prepared by a City subcontractor (letter report of 2/2/09, IForster of Criterion Labs to JMscisz of USA Environmental Management) that indicated two of the totes contained high concentrations (above 10,000 mg/kg) of PCBs, one contained low level PCBs (below 50 mg/kg), and two did not contain PCBs. The report states that "all of the large plastic box containers (aka totes) contain 86% diesel oil…..". Only one composite sample was collected from the many drums on the site and analyzed for PCBs and diesel range organics (diesel range organics is an analytical measure for a specific type of petroleum hydrocarbons). The results revealed non-detect for PCBs but diesel range organics exceeded 95%. The OSC contacted the subcontractor employee who collected the samples and learned that the composite sample was collected from approximately five drums. The report indicated that the underground tank did not contain PCBs but had a diesel range organics level of 47%. The report estimates that the totes contain 980 gallons of liquid, the metal and plastic drums (total number reported as 14) contain 720 gallons and the underground tank contains 2200 gallons.

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The OSC and owner parted on April 8 with the understanding that EPA would be contacting the owner or owner's attorney in a day or two about an agreement to place the containers inside a storage box and that the OSC would be preparing documentation to initiate a removal action at the Site.

Site No.:	A3MZ
Delivery Order/Task Order No.:	EP-S3-07-01 TO#19
Response Authority	CERCLA, §104(a)
Response Type	Time Critical
Operable Unit	Site wide
Type of Removal Action	RV – Removal
Lead	EPA financed
NPL Status:	Non-NPL
State Notification	PADEP-Notified
Action Memorandum Status	N/A - Special Bulletin Activation April 14, 2009
Start Date:	April 14, 2009
Demobilization Date:	June 15, 2009
Completion Date:	Close Out Bulletin complete September 30, 2009

1.1.1 Incident Category: Containers holding PCBs and oils located in an open lot within a residential neighborhood. Access minimally restricted.

1.1.2 Site Description

1.1.2.1 Site Location and Removal Assessment: The Site is located at 2710 LeFevre Street in the City of Philadelphia's Bridesburg neighborhood (see Background section above and Attachment 1 - Aerial

Photograph). See above for a description of the OSC's Removal Assessment.

1.1.2.2 Description of Threat: PCBs were the identified substance of concern at the site. The PCBs were contained in several drums and totes in the rear lot of an area where a former electrical supply warehouse was demolished in October 2008. Based on the OSC's visual count, the lot contained a total of thirteen 55-gallon drums, three 30-gallon drums, five ~300 gallon totes and miscellaneous smaller containers (see POLREP #2). PCBs were ultimately discovered to be in the oils contained in five of thirteen drums and all five totes based on EPA-coordinated sampling and analyses. PCB positive results ranged from 2.4 mg/kg to 278,000 mg/kg.

Potential exposure to nearby populations may have occurred as a result of the following conditions:

- The fence along the front of the Site was compromised, the residential yard adjacent to the front of the Site is missing a fence door and many adjacent residential yards abutting the lot do no not have fences. All of these conditions allowed for access to the vacant lot at the Site,
- The Site is located in a densely populated neighborhood. Row homes and yards surround and are located directly adjacent to the Site,
- Although the containers were immediately surrounded by a fence erected by the City contractor, the fence was temporary and could be traversed or damaged by trespassers,
- Evidence of trespassing near the containers was observed (miscellaneous commercial items were observed on the ground near the containers during the April 8 OSC visit.)

PCBs are hazardous substances within the meaning of CERCLA because they are listed in Section 302.4 of the National Contingency Plan.

The most commonly observed health effects in people exposed to large amounts of PCBs are skin conditions such as acne and rashes. Studies in exposed workers have shown changes in blood and urine that may indicate liver damage. Most of the studies of health effects of PCBs in the general population examined children of mothers who were exposed to PCBs. Animals that ate food containing large amounts of PCBs for short periods of time had mild liver damage and some died. Animals that ate smaller amounts of PCBs in food over several weeks or months developed various kinds of health effects, including anemia; acne-like skin conditions; and liver, stomach, and thyroid gland injuries.

Other effects of PCBs in animals include changes in the immune system, behavioral alterations, and impaired reproduction. Studies of workers indicate that PCBs were associated with certain kinds of cancer in humans, such as cancer of the liver and biliary tract. The Department of Health and Human Services (DHHS) has concluded that PCBs may reasonably be anticipated to be carcinogens. The EPA and the International Agency for Research on

Cancer (IARC) have determined that PCBs are probably carcinogenic to humans.

2.0 Activities

2.1.1 Current situation: As of June 15, 2009, EPA's contractor had arranged for the removal of all containers from the Site for transport and disposal. Waste streams from the drums and containers went to several different disposal or reclamation locations dependent on material type (e.g. oil, empty containers) and PCB concentration. Roughly 1600 gallons of liquid were contained in the drums, totes and smaller containers of which approximately 1250 gallons contained PCBs. Approximately 2200 gallons of non-PCB oil was removed from an underground tank on the site (~ 5000 gallon tank) and sent offsite for reclamation.

2.1.2 Response activities to date: Following is a description of major activities performed at the Site:

- The OSC frequently coordinated with the Site owner and with the City of Philadelphia about plans and upcoming activities during the period from late March through June 15, 2009,
- A large storage container was placed onsite by ERRS on April 16 and all drums, totes and smaller containers were moved inside;
- ERRS collected samples for waste disposal purposes from the onsite containers and underground tank on May 11 and 20;
- A Site fact sheet was prepared and delivered by hand to adjacent homeowners on May 11. The OSC and Community Involvement Coordinator met with several residents and also with a State Representative,
- A notice letter to the Site owner was prepared by the EPA Region 3 Cost Recovery Program on June 11, 2009 and delivered by hand on June 12,
- The ERRS contractor removed all waste streams from the Site, including all above ground containers, for transport and disposal/reclamation on June 12, 2009 (the OSC still awaits Certificates of Disposal from the disposal facilities). The underground tank was <u>not</u> removed.
- The large, rented storage container was removed on June 15, 2009.
- On July 2, the OSC informed the City of Philadelphia Law Department about a claim by a reputable source that PCB oils may have been permitted to leak in the rear portion of the vacant lot. This individual, formerly employed by the City, inspected the facility in the early 1980s when the electrical parts warehouse was in operation and had obtained information suggesting this. The OSC suggested that the City make this a requirement before any future development of the property. He offered to arrange for sampling of the area if the City wished.

See project photographs in site file for progression of work.

2.1.3 Progress Metrics

Wastestream	*Medium*	*Quantity*	*Containment*	*Disposal*
PCB-contaminated oil	Oil	~ 1250 gallons	Drums and totes	PCB incinerator
Various oils	Oil	~2600 gallons	Underground tank, drums	Fuel blending/reclamation

2.1.4. Enforcement Activities, Identity of Potentially Responsible Parties (PRPs): EPA's Cost Recovery Program evaluated site file information and conferred with the OSC in May and June 2009. The OSC conferred with Regional Counsel as needed regarding site access and coordination with the Site owner regarding EPA removal of onsite materials. Although the OSC had previously informed the Site owner that he may be responsible for cleanup costs, a notice letter was hand-delivered by the OSC to the Site owner on June 12, 2009. The owner's attorney sent a letter to EPA on April 21, 2009 questioning the Site owner's potential liability for cleanup costs.

2.2 Planning

2.2.1 Anticipated activities for next reporting period: The OSC has determined that all cleanup work at this site is complete.

2.2.2 Issues/Action Consequences: Due to a medical appointment, the OSC could not be present on June 12 when the materials were removed from the Site by the ERRS subcontractor. OSC Eugene Dennis was present.

2.3 Logistics: The time required to remove the materials from the site was a concern to some residents (and to the OSC). Because of the nature of the work, the OSC and ERRS personnel were onsite for only a few days during the April to June time frame.

2.4 Finance

2.4.1 Narrative

The accounting of expenditures below is an estimate based on figures known to the OSC at the time this report was written. The cost accounting provided in the table does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery. <u>The cost table does not include direct Intramural (e.g. EPA personnel) and Indirect costs.</u> The vast majority of the cost at this site was for the transport and disposal of materials.

2.4.2 Cost Table

	Budgeted	*Cost To Date*
ERRS Contractor	*$50,000*	*~$25,500*
START Contractor	*0*	*0*
Unallocated	*$200,000*	*0*
Project Ceiling	*$250,000*	*~$25,000*

3.0 Participating Entities

3.1 Cooperating and Assisting Agencies:

The Pennsylvania Department of Environmental Protection (PADEP) was informed of our work at the site. The OSC conferred with the City of Philadelphia to obtain background information on the Site and kept City officials aware of ongoing cleanup activities.

Following are the agencies/companies involved with the Site and individual agency or organization personnel:

City of Philadelphia – Patrick O'Neill and Leonard Reuter, Esquire Deputy City Solicitors, Law Department 215-683-5172	Michael Roeshmam, Chief Hazardous Materials Administrative Unit Philadelphia Fire Department 215-685-8061 Albert McCarthy, L&I 215-882-5193
Prime ERRS Contractor - WRS Compass Inc. Andrew Likos, Response Manager and Scott Garpiel, Response Manager Greg Sulon, Project Manager 267-540-0048 (main #)	PADEP Underground Storage Tank Program – Kathy Nagle 484-250-5718 PADEP Inspector for Philadelphia Area – Jim Pagano
EPA OSC – Jack Kelly 215-814-3112 EPA assisting when Kelly away on June 12, 2009 – Eugene Dennis, OSC 215-814-3202	ERRS Subcontractor arranging for disposal: Veolia Environmental Services 3100 Hedley Street Phila, PA 19137 215-267-3700 (Mike Smith) ----Veolia used two disposal facilities for incineration and fuel blending of PCBs or oils: 125 Factory Lane, Middlesex, NJ 08846 and Highway 73, Port Arthur, TX 77460 ---- Veolia contracted with this company for fuel recovery/reclamation: Environmental Recovery Corp, 1076 Old Manheim Pike, Lancaster, PA 17601
EPA Site Attorney – Dina Kasper 215-814-2688	EPA Civil Investigator- Larry Richardson 215-814-3289

EPA Community Involvement Coordinator – Trish Taylor 215-814-5539	
Site Owner - John Joyce 1144 Morton Ave Folsom, PA 19033 610-209-9114	Attorney for Mr. Joyce Douglas F. Schleicher, Esquire Klehr, Harrison, Harvey, Branzburg & Ellers LLP 260 S. Broad Street Philadelphia, PA 19102 (215) 569-2795 (phone)

4.0 Personnel: Personnel at the site included the ERRS Response Manager, ERRS chemist and the OSC(s). The EPA Community Involvement Coordinator also visited the Site.

5.0 Source of Additional Information: For additional information, please refer to the LeFevre Street Container Site file. The file includes sampling results, maps, photographs, cost documentation, correspondence, etc.

Attachment 1 - Aerial photograph of 4801 Stenton Avenue

Exhibit D

Sample ID	Analysis	Result (mg/kg)
SS03	Aroclor-1248	160
	Aroclor-1260	300

Sample ID	Analysis	Result (mg/kg)
SS07	Aroclor-1248	61
	Aroclor-1260	250

Sample ID	Analysis	Result (mg/kg)
SS02	Aroclor-1248	120
	Aroclor-1260	110

Sample ID	Analysis	Result (mg/kg)
SS06	Aroclor-1248	77
	Aroclor-1260	280

Sample ID	Analysis	Result (mg/kg)
SS01	Aroclor-1260	0.15

Sample ID	Analysis	Result (mg/kg)
SS05	Aroclor-1248	12
	Aroclor-1260	81

Sample ID	Analysis	Result (mg/kg)
SS04	Aroclor-1248	170
	Aroclor-1260	880

Legend

⊗ Surface Soil Sampling Locations

Imagery: ESRI, Bing Mapping Service

N

Coordinate System: WGS84 UTM Zone 18N Feet

0 50
Feet

2710 LeFevre Street Site
Philadelphia, Philadelphia County, PA

Figure 1
Sample Location Map

TDD#:W501-18-07-002
Contract: EP-S3-15-02
Prepared: 8/28/2018

WESTON SOLUTIONS

File: Y:\EPA_Region_III\LeFever_St\MXD\Sampling_Locations.mxd, 8/28/2018 10:26:55 AM, ricksc

Exhibit E

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
LeFevre Street Container SIte - Removal Polrep
Initial Removal Polrep

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region III

Subject: **POLREP #1**
Initial POLREP
LeFevre Street Container SIte
A3MZ
Philadelphia, PA
Latitude: 39.9997767 Longitude: -75.0718658

To:
From: Jack Kelly, OSC
Date: 6/2/2020
Reporting Period: 08/09/208 to 06/01/2020

1. Introduction

1.1 Background

Site Number:	A3MZ	**Contract Number:**	
D.O. Number:		**Action Memo Date:**	
Response Authority:	CERCLA	**Response Type:**	Time-Critical
Response Lead:	EPA	**Incident Category:**	Removal Assessment
NPL Status:	Non NPL	**Operable Unit:**	
Mobilization Date:		**Start Date:**	8/9/2018
Demob Date:		**Completion Date:**	
CERCLIS ID:		**RCRIS ID:**	
ERNS No.:		**State Notification:**	PA (Pennsylvania)
FPN#:		**Reimbursable Account #:**	

1.1.1 Incident Category - Removal Assessment

1.1.2 Site Description - Vacant lot in Bridesburg section of Philadelphia surrounded by row homes

1.1.2.1 Location - 2710 LeFevre Street, Philadelphia, PA

1.1.2.2 Description of Threat - High levels of PCBs in surface soils directly adjacent to small residential yards; frequent trespassers access the property

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results -

In July 2018, the OSC requested permission from the new owners of the Lefevre Street Site to collect samples after learning that the Site had been approved for the construction of homes. After obtaining access, the OSC and START collected surface soil samples in August 2018 and subsurface samples in September 2018.

In August 2018, EPA collected a total of seven surface samples (surface to 6 inches below grade) at the Site. The PCB levels in mg/kg reported by the laboratory for these samples were, respectively, 0.15, 93, 230, 311, 357, 460 and 1050. Several of the samples were collected within a few feet of the Site's property boundary with the adjacent residential properties. The detected PCBs were Aroclors 1248 and 1260.

In September 2018, a total of 19 subsurface samples were collected at depths ranging from one to seven feet below grade. Eight of the results were non-detect (ND) for PCBs, eight were ND to 1 mg/kg, and three ranged from 1 to 5.5 mg/kg. All three of the values above 1 mg/kg were collected from the 2- to 2.5-foot depth range. Detected PCBs were Aroclors 1248 and 1260. EPA also performed a geophysical survey in September 2018. The underground tank identified during the removal action in 2009 was located. Several other metallic anomalies below the ground surface were noted but their significance and previous use are currently unknown.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

2.1.2 Response Actions to Date - After the sampling events in 2018, the OSC conferred with and met the current owners on several occasions regarding the PCB analytical results and the need to conduct an adequate cleanup before home construction could begin. He provided information on TSCA and CERCLA requirements, local environmental consulting firms, potential landfill locations, useful websites, and related matters. Because the owners did not have experience with environmental regulatory requirements and funding for the cleanup would present a challenge, the OSC continued to work with the owners until he determined a cleanup action could no longer be delayed. Occasional visits to the property showed

deteriorating conditions and evidence of more frequent access by trespassers who likely were teenagers. The OSC then commenced discussions with EPA management and co-workers in early April 2020 to send a formal notice letter to the property owners in an attempt to determine if the owners will perform a cleanup.

Aware that twenty residential back yards are located immediately adjacent to the Site (ten on either side), on May 15 the OSC sent letters to the thirteen homeowners with yards containing soil and grass. The letter provides some background on the Site and requests access to sample the yards for PCBs to ensure PCBs did not migrate to the yards during past warehouse operations and levels are not of health concern. The letter indicates that EPA will replace yard soils and vegetation if soil levels exceed health based criteria. As of June 1, only one positive response has been received. If a cleanup is necessary, a separate action memorandum or Special Bulletin would be needed to address the residential yards and likely be performed by EPA.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs) - On April 20, a general notice letter was sent to the LeFevre Street Site owners to determine their willingness or unwillngness to participate in future negotiations regarding cleanup of the Site. On April 27, legal counsel for the owners responded to EPA ORC indicating that he would confer with the owners regarding their ability to perform the cleanup at the Site. On May 29, the OSC and his supervisor participated in a conference call with the Site owner and an environmental consultant to discuss EPA's work performed to date at the Site and EPA's future expectations. The OSC provided some additional sampling information to the consultant after receiving the owner's consent. The OSC indicated that EPA was preparing an action memorandum for management signature and would forward a draft administrative order on consent (AOC) to the owner and owner's legal counsel if the owner agreed. As the OSC had previously discussed this approach with the owner, she agreed to receive the AOC and negotiations would proceed after receipt.

The previous owner of the Site is the owner of the Belgrade Transformer Site property where EPA conducted a removal action in 2018 and 2019. He is considered a PRP as he was the owner for many years when the warehouse was located on the property up until he sold it in 2018 to the current owners.

2.1.4 Progress Metrics

Waste Stream	*Medium*	*Quantity*	*Manifest #*	*Treatment*	*Disposal*

2.2 Planning Section

2.2.1 Anticipated Activities - Complete the action memorandum and obtain management concurrence. Forward the draft AOC to the Site owner and owners' legal counsel.

2.2.1.1 Planned Response Activities - Determine if the Owner or EPA will perform the removal action.

2.2.1.2 Next Steps - see above 2.2.1.

2.2.2 Issues

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

2.4.1 Narrative

Below costs to date are rough estimates. Intramural costs are not provided given the difficulty in estimating these costs.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
TAT/START	$18,000.00	$10,000.00	$8,000.00	44.44%
Intramural Costs				
Total Site Costs	$18,000.00	$10,000.00	$8,000.00	44.44%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

No information available at this time.

3. Participating Entities

3.1 Unified Command

3.2 Cooperating Agencies - City of Philadelphia

4. Personnel On Site

- EPA OSC Jack Kelly
- START Personnel during sampling events

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.

Exhibit F

Exhibit F - EPA Response

From: Hasson, Robert
To: elp@edwardlpaulpc.com
Cc: veronica@edwardlpaulpc.com
Subject: RE: MAS Management LLC - Lefevre Street Container Site, Philadelphia, PA
Date: Thursday, June 11, 2020 1:16:00 PM
Attachments: Lefevre St Action Memo_PHL_Signed_June_11_2020.pdf
Figure_1_Lefevre_Subsurface_Soil_Sampling_Results_Locations.pdf
Figure_1A_LeFevre_Surface Soil Sampling_Results_Locations_Redacted.pdf
Figure 2 for AM.docx
06022020LefevreStreet_polrep_1.pdf
Lefevre_AOC_draft_sent_June_11_2020.pdf

Dear Mr. Paul:
I am sending with this email an Action Memorandum (Action Memo) that EPA signed today, selecting a Superfund removal action for the Lefevre Street Container Site. Figures 1 and 1A to the Action Memo are separate attachments here and should provide you with the EPA sampling information you requested in your April 27, 2020 letter.
I have also attached for your review and consideration a proposed administrative settlement and order on consent for performance of the removal action by the Site's owner, MAS Management, LLC.
Finally, I have attached EPA's Pollution Report (POLREP #1) on the Agency's assessment activities at the Site.
Please contact me when you have had a chance to discuss this matter with your client.
Very truly yours,
Bob Hasson
Robert S. Hasson
Senior Assistant Regional Counsel
U.S. Environmental Protection Agency – Region III
1650 Arch Street (3RC10)
Philadelphia, PA 19103
(215) 814-2672
hasson.robert@epa.gov

From: Veronica Buckley <veronica@edwardlpaulpc.com>
Sent: Monday, April 27, 2020 12:39 PM
To: Hasson, Robert <Hasson.Robert@epa.gov>
Cc: elp@edwardlpaulpc.com
Subject: MAS Management LLC - Lefevre Street Container Site, Philadelphia, PA

LAW OFFICE OF

EDWARD L. PAUL, P.C.

EDWARD L. PAUL, ESQUIRE*

*Member of PA and NJ Bar

MICHAEL A. KATZ. ESQUIRE

1103 Laurel Oak Road Suite 105C • Voorhees, NJ 08043 • Phone: 856-435-6565 • Fax: 856-435-7064

Dear Mr. Hasson:

Attached is correspondence from Edward L. Paul, Esquire in connection with

the above-referenced matter.

Thank you.

Very truly yours,

LAW OFFICE OF EDWARD L. PAUL, P.C.

By: **Veronica Buckley, Legal Assistant**
veronica@edwardlpaulpc.com

Exhibit G

Exhibit G - EPA Response

From: Hasson, Robert
To: elp@edwardlpaulpc.com
Cc: veronica@edwardlpaulpc.com
Subject: RE: MAS Management LLC - Lefevre Street Container Site, Philadelphia, PA
Date: Thursday, June 18, 2020 11:58:00 AM
Attachments: Lefevre_AOC_draft_sent_June_11_2020.pdf

Dear Mr. Paul:
I am following up on my email of last Thursday, June 11, 2020, concerning EPA's proposed administrative settlement and order on consent for a Superfund removal action at the Lefevre Street Container Site in Philadelphia, PA. I have attached the proposed settlement for your convenience.

EPA's DECISION NOT TO USE SPECIAL NOTICE

Under Section 122(e) of CERCLA, 42 U.S.C. § 9622(e), EPA has the discretionary authority to invoke special notice procedures to formally negotiate the terms of a settlement between EPA and potentially responsible parties ("PRPs") to conduct or finance response activities. Use of these special notice procedures triggers a statutory moratorium on certain EPA activities at the Site while formal negotiations between EPA and the PRPs are conducted.

In this case, EPA has decided ***not*** to invoke the special notice procedures under Section 122(e) because use of such procedures is not practicable or in the public interest, nor would use of these procedures facilitate a settlement or expedite remedial action. More important, it is EPA's policy not to use the special notice procedures for removal actions, unless there would be at least a six-month planning period after the decision to respond and prior to the initiation of the action. *See, e.g.*, 40 C.F.R. § 300.415(b)(3)-(4). Since the planning period prior to the initiation of the removal action in this case would be less than six months, special notice procedures will not be used. Accordingly, EPA is willing to discuss settlement opportunities with MAS Management LLC without invoking a statutory moratorium. In addition, during the pendency of any negotiations with MAS Management LLC, EPA may take any response actions necessary to mitigate the threat posed by hazardous substances at the Site.

EPA will require a response from MAS Management LLC to the Agency's offer of a proposed settlement **by Friday, June 26, 2020**. After that date, EPA will begin evaluating its other cleanup and enforcement options under CERCLA.

Please do not hesitate to contact me to discuss this matter.

Very truly yours,

Robert S. Hasson
Senior Assistant Regional Counsel
U.S. Environmental Protection Agency – Region III
1650 Arch Street (3RC10)
Philadelphia, PA 19103
(215) 814-2672
hasson.robert@epa.gov

From: Hasson, Robert
Sent: Thursday, June 11, 2020 1:17 PM
To: elp@edwardlpaulpc.com
Cc: veronica@edwardlpaulpc.com
Subject: RE: MAS Management LLC - Lefevre Street Container Site, Philadelphia, PA
Dear Mr. Paul:

I am sending with this email an Action Memorandum (Action Memo) that EPA signed today, selecting a Superfund removal action for the Lefevre Street Container Site. Figures 1 and 1A to the Action Memo are separate attachments here and should provide you with the EPA sampling information you requested in your April 27, 2020 letter.
I have also attached for your review and consideration a proposed administrative settlement and order on consent for performance of the removal action by the Site's owner, MAS Management, LLC.
Finally, I have attached EPA's Pollution Report (POLREP #1) on the Agency's assessment activities at the Site.
Please contact me when you have had a chance to discuss this matter with your client.
Very truly yours,
Bob Hasson
Robert S. Hasson
Senior Assistant Regional Counsel
U.S. Environmental Protection Agency – Region III
1650 Arch Street (3RC10)
Philadelphia, PA 19103
(215) 814-2672
hasson.robert@epa.gov

From: Veronica Buckley <veronica@edwardlpaulpc.com>
Sent: Monday, April 27, 2020 12:39 PM
To: Hasson, Robert <Hasson.Robert@epa.gov>
Cc: elp@edwardlpaulpc.com
Subject: MAS Management LLC - Lefevre Street Container Site, Philadelphia, PA

LAW OFFICE OF

EDWARD L. PAUL, P.C.

EDWARD L. PAUL, ESQUIRE*

*Member of PA and NJ Bar

MICHAEL A. KATZ. ESQUIRE

1103 Laurel Oak Road Suite 105C • Voorhees, NJ 08043 • Phone: 856-435-6565 • Fax: 856-435-7064

Dear Mr. Hasson:

Attached is correspondence from Edward L. Paul, Esquire in connection with the above-referenced matter.

Thank you.

Very truly yours,

LAW OFFICE OF EDWARD L. PAUL, P.C.

By: **Veronica Buckley, Legal Assistant**
veronica@edwardlpaulpc.com

Exhibit H

What Does EPA Need?

A written response from you will allow EPA to offer you the most help. You can mail, fax or e-mail the answers to the questions below to me.

The mailing address is:

United States Environmental Protection Agency
Region III
4 Penn Center
1600 JFK Boulevard
Philadelphia, PA 19103
Attn: Christopher P. Thomas (3SD12)

The response should include the following information:

1. Name and address of the comfort letter recipient.
BEST CHOICE MANAGEMENT, LLC AND THEIR ASSIGNS,
ROBERT HUTTENLOCK, AUTHORIZED SIGNATORY
2510 ORTHODOX ST, PHILADELPHIA PA 19137

2. The exact location of the property (Tax Parcel Numbers, etc.)
PARCEL # 885959960
COMMONLY KNOWN AS 2710 LEFERVE ST AND 2708 LEFERVE ST, PHILADELPHIA PA 19137

3. How do you intend to use the property?
NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL DWELLING.

4. How will you acquire interest in the property?
FEE SIMPLE VIA STANDARD PENNSYLVANIA AGREEMENT OF SALE OF VACANT LAND

5. Will you decide to rent any portion of the property?
RESIDENTIAL UNITS FOR SALE OR RENT. INTENTION IN EITHER SCENARIO WILL BE TO PAVE/ENCAPSULATE THE PROPERTY VIA CONCRETE TO THE FULLEST EXTENT POSSIBLE UNDER LOCAL ZONING AND MUNICIPAL REQUIREMENT.

6. Describe all affiliations with the current and previous owner(s) of the property, other potentially liable parties at the Site, and identify all activities you have conducted at or in connection with the property.

NO AFFILIATION WITH CURRENT OR PREVIOUS OWNER(S) AND HAVE NOT CONDUCTED ANY ACTIVITIES AT THE SUBJECT PROPERTY.

7. We would appreciate any additional information that you want to volunteer.

INTENTION IS TO DEVELOP THE CURRENT VACANT, BLIGHTED PROPERTY INTO DESIRABLE HOUSING WHILE PROVIDING MUCH NEEDED PARKING. EPA HAS PREVIOUSLY COMPLETED REMEDIATION EFFORTS AT THIS SITE.

8. Are you in contact with the State Environmental Office?

NO

9. How quickly do you need a response from EPA?

WITHIN 10 DAYS 8/2/2022 DUE TO CONTRACTUAL DEADLINES IN THE AGREEMENT OF SALE BETWEEN SELLER AND BUYER

Comfort Letter requested by:

DocuSigned by:

2E51E4A947E54E7...

8/1/2022

Best Choice Management, LLC and their Assigns
By Robert Huttenlock as authorized signatory
2510 Orthodox St
Philadelphia PA 19137

Exhibit I

Exhibit I - EPA Response

From: Hasson, Robert
To: Joseph Howard
Subject: RE: Req for Formal and Informal meetings re: 2710 Lefevre Street / EPA Docket #CERCLA-03-2022-0129LL.
Date: Monday, September 12, 2022 1:30:00 PM
Attachments: Lefevre Street Site - Removal Action Update - Letter to MAS.msg
Lefevre Street Site - Removal Action - Final Trip Report.msg
supplemental_guidance_1993.pdf
Lefevre St Action Memo_PHL_Signed_June_11_2020.pdf
Figure_1_Lefevre_Subsurface_Soil_Sampling_Results_Locations.pdf
Figure_1A_LeFevre_Surface Soil Sampling_Results_Locations_Redacted.pdf
Figure 2 for AM.docx
image003.png
Importance: High

Mr. Howard:

Thank you for your email and request for a meeting with EPA concerning the United States' Superfund lien on 2710 Lefevre Street. I have attached EPA's *Supplemental Guidance on Federal Superfund Liens* (July 29, 1993) for your review. The *Supplemental Guidance* describes EPA's practice for providing a property owner with an opportunity to have a meeting with a neutral agency official about a particular Superfund lien. Please see, in particular, *Supplemental Guidance* at pp. 7-9, for details about the meeting. In the near future, Regional Counsel will assign a neutral agency official to conduct the meeting you have requested. EPA will provide you with the name of this official once they have been assigned. We will also provide you with a formal response to your letter.

You have asked for certain information about the Site, namely (i) Initial Testing Report/ Phase II, (ii) EPA/PADEP Remediation Plan, and (iii) Chain of Custody for all Waste Removed. I have attached here information that is responsive to your request. In addition, the administrative record for the Superfund removal action at the Site may be found at https://semspub.epa.gov/src/collections/03/AR/PAN000306653. To address your specific requests:

(i) EPA conducted removal site assessment and removal site evaluation at the Site in accordance with the NCP and as authorized by CERCLA. *See* 40 C.F.R. § 300.410 and 42 U.S.C. § 9604(b). The results of these response activities are included in the administrative record. *See, e.g.*, documents numbered 2303804, 2303806, 2303807, and 2303814, which are listed on the index for the administrative record at https://semspub.epa.gov/work/03/2303857.pdf

(ii) The plan for EPA's removal action, as selected, is described in the June 11, 2020 Action Memorandum. The removal action, as implemented, is described in the attached Final Trip Report. EPA has no information about a PA DEP remediation plan and would recommend that you contact DEP directly about this information.

(iii) Chain of custody records. To the extent chain of custody records are not included in the administrative record or the Final Trip Report, I recommend that you submit a request for information under the Freedom of Information Act (FOIA), 5 U.S.C. § 552. The procedures for filing a request under the FOIA are found at https://www.epa.gov/foia/foia-request-process. Please let me know if you have any questions about the FOIA process,

Finally, the Office of Regional Counsel (ORC) represents EPA in this matter. As such, I respectfully request that all communication from you, as counsel for MAS Management, come through me or another attorney in ORC. For instance, please do not communicate again directly (including "cc") with On-Scene Coordinator Jack Kelly or any other EPA employee who is not EPA's legal representative about this matter.

Sincerely,

Robert S Hasson
Senior Assistant Regional Counsel
US EPA Region 3
Four Penn Center
1600 John F. Kennedy Boulevard
Philadelphia, PA 19103
Phone 215-814-2672
Email hasson.robert@epa.gov

From: Joseph Howard <jhoward@jph-law.com>
Sent: Friday, September 09, 2022 4:25 PM
To: Hasson, Robert <Hasson.Robert@epa.gov>
Cc: Legal Assistant <legalasst@jph-law.com>; Amer Saeed <masmanagementllc@gmail.com>; Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov>; Rodrigues, Cecil <rodrigues.cecil@epa.gov>
Subject: Req for Formal and Informal meetings re: 2710 Lefevre Street / EPA Docket #CERCLA-03-2022-0129LL.

Mr. Hasson,

Please find attached correspondence from my office regarding 2710 Lefevre Street / EPA Docket #CERCLA-03-2022-0129LL.

If you have any questions or concerns, please feel free to contact the office at 856-282-1318.

Sincerely,

Joseph P. Howard, Esquire

Law Office of Joseph P. Howard, LLC | 1920 Fairfax Avenue | Cherry Hill, NJ 08003 | Phone 856-282-1318 | Fax 856-457-8160

Exhibit J

Exhibit J - EPA Response

From: Hasson, Robert
To: Joseph Howard
Cc: McCool, Catherine
Subject: Lefevre Street Container Superfund Site (Owner, MAS Management, LLC) - Assignment of Neutral EPA Official
Date: Wednesday, September 28, 2022 6:34:00 PM
Attachments: 2710_Lefevre_St_Superfund_Lien_Order_of_Assignment_09_28_22.pdf
Certificate of Service.pdf
image003.png

Mr. Howard:

I have attached an Order of Assignment, which designates Regional Judicial Officer, Joseph L. Lisa, as the neutral official who will preside at the meeting that was requested by MAS Management, LLC on the United States' Superfund lien. Under the Order, EPA will provide you with a formal response to your September 9, 2022 letter within 20 business days of today or by October 27, 2022.

Please do not hesitate to contact me if you have any questions about this matter.

Very truly yours,

Robert S Hasson
Senior Assistant Regional Counsel
US EPA Region 3
Four Penn Center
1600 John F. Kennedy Boulevard
Philadelphia, PA 19103
Phone 215-814-2672
Email hasson.robert@epa.gov

Exhibit K

LAW OFFICE OF
EDWARD L. PAUL, P.C.

EDWARD L. PAUL, ESQUIRE*
MICHAEL A. KATZ, ESQUIRE

*MEMBER OF PA AND NJ BAR

1103 LAUREL OAK ROAD, SUITE 105C
VOORHEES, NEW JERSEY 08043
(856) 435-6565
FAX: (856) 435-7064
elp@edwardlpaulpc.com

April 27, 2020

Via Electronic Mail to hasson.robert@epa.gov
Robert Hasson
United States Environmental Protection Agency
Region III
1650 Arch Street
Philadelphia, PA 19103-2029

Re: MAS Management LLC
Lefevre Street Container Site, Philadelphia, Pennsylvania

Dear Mr. Hasson:

It was a pleasure speaking to you last week. As we discussed, Zahra and Amer Saeed have asked that I assist them to try and resolve the issues with the Lefevre Street Container Site. You confirmed that the property that they own is only a portion of the area impacted by the contamination.

I would appreciate you providing me with any information that you have regarding the extent of the contamination so that they can try to determine whether they are able to afford the cleanup of the site.

I have requested that my clients provide me with their real estate purchase file so that I can answer some of your questions regarding their investigation of the site prior to their purchase of same.

I look forward to hearing from you and thank you for your attention and consideration in this matter.

Very truly yours,

EDWARD L. PAUL, ESQUIRE

ELP/vb

cc: MAS Management LLC

Exhibit L

Exhibit L - EPA Response

From: Kelly, Jack (R3 Phila.)
To: [redacted]
Subject:
Date: Friday, January 31, 2020 2:26:36 PM

Jack Kelly
On Scene Coordinator
EPA Region 3
215-514-6792 cell

From: Zahra Saeed <zahra@zahrasaeed.com>
Sent: Friday, January 31, 2020 2:12 PM
To: Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov>
Subject: Re: LeFevre Street
Thank you. Just call me when free. I have your number saved and will answer. Have a nice weekend.
Regards.
Sent from my iPhone

On Jan 31, 2020, at 2:05 PM, Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov> wrote:

> Yes..... but I can't give you a specific time yet.
> I will be driving to the New Jersey shore to do something with my mother from 2 to 3:30 pm.
> I think around 12 noon may be best.
> Jack Kelly
> On Scene Coordinator
> EPA Region 3
> 215-514-6792 cell
>
> ---
>
> **From:** Zahra Saeed <zahra@zahrasaeed.com>
> **Sent:** Friday, January 31, 2020 2:01 PM
> **To:** Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov>
> **Cc:** Amer Saeed <masmanagementllc@gmail.com>
> **Subject:** Re: LeFevre Street
> But you can see how because your message did not get transferred over to the new owners how we totally got screwed in the process. I am sorry, I am just really aggravated. Not at you personally but at the entire situation. We take a lot of pride in how we work and we do everything by the book. It's frustrating how we got stuck in this mess.
> Would you be available to talk on Monday? I can call you then.
> Sent from my iPhone
>
> On Jan 31, 2020, at 1:56 PM, Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov> wrote:
>
> > Zahra,
> > I am sorry I missed your call but I was out of the building and my phone volume was down. I simply did not hear the ring.
> > Seeing your recent email I am not going to call you back but will answer if

you decide to call again.
I understand that you are frustrated and there are finances involved. I know that environmental contamination likely has not been an issue in your past real estate matters and addressing it can be very confusing and exasperating if it is not familiar to you. I was merely trying to follow up on the discussion we had earlier about options. I thought your attorney planned to call Bob to discuss them.
I do need to clarify one thing however. I did not inform Mr. Joyce that "everything is clear". My cleanup action in 2009 only addressed the PCB oils in the drums and containers on the property as the City had notified me of their presence (oil in the underground tank also was removed). I did not conduct sampling of the soils although I can understand that you wish I did so….and removed any soil contamination at that time. Given the current situation, I too wish that had occurred. After the drum/container cleanup, I did instruct the City that soil may be an issue if and when the property exchanged hands but, unfortunately, this message seems to have been lost over the years.
Jack Kelly
On Scene Coordinator
EPA Region 3
215-514-6792 cell

From: Zahra Saeed <zahra@zahrasaeed.com>
Sent: Friday, January 31, 2020 1:14 PM
To: Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov>
Cc: Amer Saeed <masmanagementllc@gmail.com>
Subject: Re: LeFevre Street
Mr Kelly,
I hope you understand how aggravating and frustrating this is for us, epa is the one that cleaned this property and told the previous owner that everything is clear, we literally are stuck in the middle of all this. Our project is delayed because of all this mess that was created not because of our fault. There are finances involved in this too, now you are throwing another curve ball at us telling us that we need to drop everything and handle this as a priority. We have to make sure that the cost is something that we can afford, we have to be realistic.

Sent from my iPhone

On Jan 31, 2020, at 1:07 PM, Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov> wrote:

> Zahra and Amer,
> Please have your attorney contact EPA attorney Bob Hasson about the options we discussed.
> There is concern here that the property continues to remain

in its current state with the rather high levels of PCBs in the surface soil.
The levels are well above our health guidance values for PCBs in soil.
Even though access is somewhat restricted by fencing, EPA may need to take action to clean up the soil if your project continues to be delayed.
Sincerely,
Jack Kelly
On Scene Coordinator
EPA Region 3
215-514-6792 cell

From: Zahra Saeed <zahra@zahrasaeed.com>
Sent: Tuesday, January 7, 2020 1:40 PM
To: Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov>
Subject: Re: LeFevre Street
Hello mr kelly. We were waiting on his contact info. Thank you for sending this. We will have him reach our.

Sent from my iPhone

On Jan 7, 2020, at 1:14 PM, Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov> wrote:

> Hello Zahra,
> Just wondering if you are planning to have your attorney contact Bob Hasson per our earlier discussions?
> I was asked today about the status of the property.
> Bob's contact info appears below:
> Robert S. Hasson
> Senior Assistant Regional Counsel
> U.S. Environmental Protection Agency – Region III
> 1650 Arch Street (3RC10)
> Philadelphia, PA 19103
> (215) 814-2672
> hasson.robert@epa.gov
> Thanks.
> Jack Kelly
> On Scene Coordinator
> EPA Region 3
> 215-514-6792 cell

Exhibit M

Exhibit M - EPA Response

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB02-01	Aroclor-1260	0.021	1
SB02-02	Aroclor-1260	0.0053	6

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB11-01	Aroclor-1248	1.6	2-2.5
	Aroclor-1260	2.7	

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB03-01	Aroclor-1260	0.058	3.5-4
SB03-02	Aroclor-1260	0.02	5.5-6

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB01-01-D	Aroclor-1248	0.28	6
	Aroclor-1260	0.36	

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB12-01	Aroclor-1248	2.5	2-2.5
	Aroclor-1260	3	

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB04-01	ND		2.5-3

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB13-01	ND		2-2.5
SB13-02	ND		6-6.5

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB05-01	Aroclor-1260	0.017	2.5-3

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB14-01	ND		2-2.5

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB06-01	ND		1.5-2
SB06-02	ND		6.5-7

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB09-01	Aroclor-1260	1.1	2-2.5

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB08-01	ND		2-2.5

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB07-01	Aroclor-1260	0.14	2-2.5

Sample ID	Analysis	Result (mg/kg)	Sample Depth (ft)
SB10-01	Aroclor-1260	0.06	2-2.5
SB10-02	ND		6.5-7

Legend

- Subsurface Soil Sampling Locations

Imagery: ESRI, Bing Mapping Service

N

Coordinate System: WGS84 UTM Zone 18N Feet

0 50

Feet

2710 LeFevre Street Site
Philadelphia, Philadelphia County, PA

Figure 1
Subsurface Sample Results

TDD#:W501-18-07-002
Contract: EP-S3-15-02
Prepared: 11/2/2018

WESTON SOLUTIONS

File: Y:\EPA_Region_III\LeFever_St\MXD\Subsurface_sample_result.mxd, 11/2/2018 2:55:41 PM, ricksc

Exhibit N

Exhibit N - EPA Response

From: Kelly, Jack
To: Hasson, Robert
Subject: FW: LeFevre St property soil analytical results for PCBs
Date: Monday, November 14, 2022 4:01:41 PM

[redacted]

From: Kelly, Jack (R3 Phila.)
Sent: Tuesday, November 12, 2019 4:32 PM
To: zahra@zahrasaeed.com
Cc: Amer Saeed <masmanagementllc@gmail.com>
Subject: RE: LeFevre St property soil analytical results for PCBs

Per our recent conversation, give me some time to discuss with my management. I will be traveling all day tomorrow.
Below identifies approved facilities to accept PCB waste. For contaminated soil above 50 ppm, look at the listed **landfills**. It is unfortunate
but it may need to be shipped a good distance away .

https://www.epa.gov/pcbs/list-approved-polychlorinated-biphenyl-pcb-commercial-storage-and-disposal-facilities

---

From: zahra@zahrasaeed.com <zahra@zahrasaeed.com>
Sent: Monday, November 11, 2019 7:33 AM
To: Kelly, Jack (R3 Phila.) <Kelly.Jack@epa.gov>
Cc: Amer Saeed <masmanagementllc@gmail.com>
Subject: RE: LeFevre St property soil analytical results for PCBs

Good Morning Mr kelly,

Hope all is well at your end, We were wondering if you could please forward us some names and phone numbers of companies that you have worked with in the past for soil removal?

Also, we were just wondering that after the soil has been removed and disposed by whatever company does it, should we forward you the report? is there anything else that you require us to do?

Looking forward to your response.

Regards,

Zahra.

> -------- Original Message --------

Subject: LeFevre St property soil analytical results for PCBs
From: "Kelly, Jack (R3 Phila.)" <Kelly.Jack@epa.gov>
Date: Fri, August 24, 2018 11:29 am
To: "zahra@zahrasaeed.com" <zahra@zahrasaeed.com>, Amer Saeed <masmanagementllc@gmail.com>

Zahra and Amer,

Unfortunately I have some bad news. It seems my hunch about the soil analytical results for PCBs at the LeFevre Street property was incorrect. Although results are preliminary at this point, the reported concentrations are at a level that will require special disposal requirements under the Toxic Substances Control Act (TSCA). That level is 50 parts per million (ppm) and all but one sample exceeds that value (see the attached handwritten summary I prepared). Essentially, this means that the disposal costs for much of the soil and possibly the concrete prior to housing construction will be more expensive than you or your contractor likely originally conceived.

I suggest we meet so I can answer your questions and discuss future options. I am more than willing to meet with you at a place of your convenience in or near Philadelphia.

In this email I have only attached my handwritten summary of the results and a log book sketch of the sample locations prepared by my contractor on the day of sampling. I will obtain a more sophisticated sample location figure and forward to you.

The next email has several large attachments. I hope they can get to you. The analytical report attached will likely be confusing but I am sending it along so you have it. The photolog will show the sample locations and reported values.

Don't hesitate to call me at my cell number below.
I know this must be upsetting to you and I hope to do what I can to assist.

Sincerely,

Jack Kelly
On Scene Coordinator
EPA Region III, Philadelphia
215-514-6792 (cell)
215-814-3112 (office)