

**Zoning Notice
Civic Design Review
4136-40 Mitchell Street**

Dear Neighbor:

October 26, 2016

- Mitchell Commons LP (Mitchell) owns and is developing the property at 4136-40 Mitchell Street. The property is vacant land.
- The property is located in a CMX-3 Commercial Zoning District.
- Mitchell recently filed a Zoning Permit Application with the Department of Licenses & Inspections (L&I) to construct a 38-foot tall, detached building having 72 single-family residential dwelling units, with interior parking garage having 8 spaces, along with other building and site improvements.
- In response to Mitchell's Application, L&I issued Mitchell a by-right Conditional Zoning Permit for its project because the proposed structures and uses comply with the Zoning Code requirements as a matter of right. However, because the project will create more than 50 square feet of new residential dwelling units, the project must proceed through the City's Civic Design Review (CDR) process for advisory design comments before L&I will issue the final by-right Zoning Permit that would allow to obtain a Building Permit.
- As a neighbor within 200 feet of this property we are notifying you of this matter.
- We have contacted and notified the Central Roxborough Civic Association (CRCA) of this Application. It is the Registered Community Organization (RCO) for this property as recognized by the City. Councilman Curtis Jones, Jr. has designated CRCA as the coordinating RCO to this matter.
- We also notified Councilman Curtis Jones, Jr. Office, (215) 686-3416.
- A PUBLIC MEETING TO DISCUSS THIS PROJECT WILL BE HELD BY CRCA ON TUESDAY, NOVEMBER 3, 2016 AT 7:30 P.M., AT THE LEVERINGTON PRESBYTERIAN CHURCH, LOCATED AT THE CORNER OF RIDGE AVENUE AND HERMITAGE STREET, PHILADELPHIA, PA. PLEASE CONTACT CRCA OR COUNCILMAN JONES' OFFICE FOR MORE INFORMATION ABOUT THIS MEETING.
- Mitchell's CDR hearing date is tentatively scheduled for Tuesday, November 29, 2016, at 1:00 p.m., and will take place at 1515 Arch Street, 18th Floor, Philadelphia, PA.
- Copies of the Zoning Permit Application and Mitchell's related CDR submission information for this project can be obtained from the City Planning Commission or from:

Phila. Department of Licenses & Inspections (L&I)
Municipal Services Building – Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19103

Klehr Harrison Harvey Branzburg LLP
c/o Ronald J. Patterson
1835 Market Street – Floor 14
Philadelphia, PA 19102
(215) 569-4585

IF YOU HAVE RECEIVED THIS NOTICE AS THE OWNER, MANAGING AGENT, OR OTHER RESPONSIBLE PERSON AT A MULTI-UNIT BUILDING, YOU ARE REQUESTED TO POST THIS NOTICE AT A PROMINENT PLACE IN A COMMON AREA OF YOUR BUILDING.

cc: District Council (Joshua.cohen@phila.gov); Central Roxborough Civic Association (don@crca.us)
Philadelphia City Planning Commission (RCO.Notification@phila.gov);
Zoning Board of Adjustment (RCOZBA@phila.gov)