

## Meeting Summary Form To Zoning Board of Adjustment (ZBA)

Central Roxborough Civic Association  
PO Box 25859  
Philadelphia, PA 19128

May 15, 2010

Dr. Jim Moylan  
Chair, Zoning Board of Adjustment  
1401 John F. Kennedy Boulevard – 11<sup>th</sup> Floor  
Philadelphia, PA 19102

### Re: RCO Meeting Summary Form

ADDRESS: 433 LYCEUM AVE  
APPEAL # 27549 PERMIT APPLICATION # 673191  
APPLICATION DESCRIPTION:  
PERMIT FOR EXPANSION OF DAYCARE CENTER FROM 1ST FLOOR TO 2ND  
AND 3RD FLOORS IN AN EXISTING STRUCTURE.  
PRIMARY APPLICANT JOSH HORVITZ

Hearing Date: 5/18/2016 2PM

Dear Dr. Moylan:

Below is summary of a public community meeting held regarding the above-referenced zoning proposal.

### Position:

- Support with recommendations**

**Date of Meeting: May 5, 2016**

**Location of Meeting: Leverington Presbyterian Church, Roxborough**

**Participating RCOs: Central Roxborough Civic Association**

**Number of Attendees: 60**

### Reasons for Position: SUMMARY OF MEETING:

The applicant is the owner of this property in which a daycare center has existed for approximately 40 years. The presentation was by the owner of the daycare, who acquired the business in the past year. The meeting was well attended by area residents, plus staff and clients of the daycare.

In general, support and non-opposition outweighed opposition.

### Opinions in Support:

- **Mixed Use:** Many residents, including the CRCA board, feel that this daycare is a valuable service in the community, and that the owner seems committed to maintaining a healthy

business. If maintaining a viable daycare means forfeiting the mixed-use apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, that seems an appropriate solution for a community that already has a surfeit of rental units.

Additionally, in this RSD-3 block, there is already a long-established funeral home two doors down the street. This business at times has enormous effects on traffic but it seems to be an accepted aspect of the neighborhood.

- **Expansion, with limitations:** As described by the daycare owner, the expansion into 2<sup>nd</sup> and 3<sup>rd</sup> floors is more for providing better services rather than expanding the number of clients. The client base as described by **the owner is limited to a current approximation of 75-85 and intends no more than 100 in the future.**

**Opinions in Opposition:**

- **Mixed Use:** While no residents voiced opposition that the daycare remain in the property, some feel it is important to maintain the mixed use of apartments on the 2<sup>nd</sup> & 3<sup>rd</sup> floors and not allow this building to become completely commercial.

- **Traffic:** Neighbors at Mitchell St. exit of driveway are affected by traffic flow at drop-off and pick-up times, making it difficult for them to move their own cars. Concern was also expressed about cars parked in the no-parking zone, cars double parked, and cars parked on the Mitchell St. sidewalk during prime pick-up and drop-off times.

- **Shared Driveway access:** the next door neighbor at 431 Lyceum shares use of the driveway exit onto Mitchell, and has been affected by the traffic flow through the parking lot, making safe driving a challenge.

- **NCO standards:** This address falls within the Neighborhood Conservation Overlay, and its commercial appearance is unsuited to these standards.

**CRCA RECOMMENDATIONS:** The daycare owner has verbally agreed to meet with representatives of the CRCA, who will invite the neighbors to participate in problem-solving discussions regarding:

**Traffic/Driveway:** The CRCA Board supports this variance, with recommendations that solutions be found for the traffic and driveway problems experienced by the neighbors. The daycare owner will bear the cost of any signage, barriers, striping, etc. that needs to be employed to resolve these issues, and will also instruct its clients regarding any precautions they need to take regarding vehicle use.

**Neighborhood Conservation Overlay standards:** As time and budget allow, ideally within three years, two modifications are recommended:

- A residential-style fence such as black aluminum or wrought-iron to replace the chain-link fence.
- Install two windows in the enclosed front porch to create a more residential appearance.

Sincerely,

*Donald A. Simon, President  
Central Roxborough Civic Association*

cc: *Josh Cohen  
Matt Wysong  
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Central Roxborough Civic Association  
Josh Horvitz*