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April 20, 2016

**Please Reply To Philadelphia Office**

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Suite 350  
Cherry Hill, NJ 08034  
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VIA FIRST CLASS MAIL

RE: 433 Lyceum Avenue

Dear Registered Community Organization or Property Owner:

Our office represents the tenant of the above-referenced property, Four Seasons Daycare Center. This is a notification of a **PUBLIC MEETING** to discuss the request for a Use Registration permit described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

**Property Description:**

433 Lyceum Street, which is comprised of a 3-story detached structure, land and appurtenances, located on the southwest corner of Lyceum Avenue and Mitchell Street, Zoning District RSD-3 and NCO.

**Description of Application:**

Application is for expansion of an existing daycare center from 1<sup>st</sup> floor to 2<sup>nd</sup> and 3<sup>rd</sup> floors in an existing detached structure. **No change in exterior.**

**Summary of Refusal:** Table 14-602-1 & 14-303 (6): The proposed use, daycare center, is prohibited in this zoning district. This use of the property as a daycare center has been previously reviewed and approved by the city of Philadelphia zoning board of adjustment ("ZBA") and an extension thereof requires additional ZBA approval. No sign on this application.

Central Roxborough Civic Association ("CRCA") as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

**Public Meeting Date & Time:** May 5, 2016, 7:30 PM

**Location:** Leverington Presbyterian Church, 6301 Ridge Ave, Philadelphia, PA 19128

Please bring this notice to the CRCA meeting. Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment **located at** 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA 19102 on the issue.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

*The Honorable Curtis Jones, Jr.  
City Hall, Room 404  
Philadelphia, PA 19107-3290*

*Central Roxborough Civic Association  
P.O. Box 25859  
Philadelphia, PA 19128*

The location where copies of the application and any related information submitted by the applicant can be obtained is at the Philadelphia office of the undersigned, which is provided in the letterhead above. Please call in advance should you wish to make an appointment to obtain same.

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.

Very truly yours,



JOSH HORVITZ

REM:ds

cc: The Honorable Curtis Jones, Jr. (*via First Class Mail*)  
Planning Commission (*via email - rco.notification@phila.gov*)  
CRCA (*via email - don@crca.us*)  
ZBA (*via email - rcozba@phila.gov*)