

# Roxborough Law Office, LLP

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October 6, 2014

To Our Neighbors

**RE: 443 Green Lane - Roxborough Law Office sign**

ZBA Appeal File: Calendar#23778

Hearing Date: Wednesday, November 19, 2014; 4:00 PM

Dear Registered Community Organization and Property Owners:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

**Property Description:**

Our law office is located at 443 Green Lane, at the corner intersection of Green Lane and Mitchell Streets. Although the first floor of this property has always been commercial (continually since the mid 1800's), the current zoning classification is RSD-3.

**Project Description:**

The application is for the replacement of free-standing double faced sign at the same size and location. The sign is within the property lines and has no detrimental effect on public health, safety nor welfare.

**Summary of Refusal:**

The sign application is referred to the ZBA because the sign was not included in the original application in 1998 which application purpose was to confirm the use as commercial and 3 family. The sign is refused for setback: 25' is required and the location of the sign is 1.33' from the legal right-of-way.

Central Roxborough Civic Association 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:

**Thursday, November 6, 2014 at 7:30 PM** at Leverington Presbyterian Church (Ridge and Hermitage Streets)

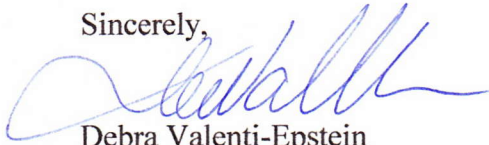
Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia (Wednesday, November 19 at 4:00 PM) located at 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia PA 19102 on the issue.

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

District Councilman: [Joshua.Cohen@phila.gov](mailto:Joshua.Cohen@phila.gov)  
Central Roxborough Civic Association: [don@crca.us](mailto:don@crca.us)  
Roxborough Development Corporation: [james@roxborough.us](mailto:james@roxborough.us)

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.

Sincerely,



Debra Valenti-Epstein  
John J Hagarty

cc: City Planning Commission  
Josh Cohen, District Council Office  
ZBA