

**Meeting Summary Form to Zoning Board of Adjustment (ZBA)**

CENTRAL ROXBOROUGH CIVIC ASSOCIATION (CRCA)  
PO BOX 25859  
PHILADELPHIA, PA 19128  
08/16/2016

Dr. James 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** 451 GREEN LA

**APPEAL #** 28058      **PERMIT APPLICATION #** 690194

**APPLICATION DESCRIPTION** PERMIT FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURE ON LOT; FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (NTE 38' HIGH); ROOF DECKS ACCESSED BY A PILOT HOUSES (NTE 90 SF AREA) (ENCLOSE ACCESS STAIR ONLY); PORCH AT FIRST FLOOR FRONT FOR A MULTI-FAMILY HOUSEHOLD LIVING (THREE (3) DWELLING UNITS) FROM FIRST FLOOR THROUGH THIRD FLOORS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

**PRIMARY APPLICANT** WILLIAM O'BRIEN

**Date:** 8/23/2016    **Time:** 9:30 AM

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

**Final Position Taken by Coordinating RCO is one of:    X Oppose**

	RCO Board/ Committee	All Meeting Attendees	Other (e.g. affected addresses, members, etc.)- please describe:
<i>Support</i>	0	0	
<i>Oppose</i>	7	25	
<i>Non-Opposition</i>	0	0	

**Date of Meeting: August 4, 2016**  
**Location of Meeting: Leverington Presbyterian Church**  
**Participating RCOs: Central Roxborough Civic Association**

**Number of Attendees: 29**

**Letter with Explanation of/Rationale for Position Attached**

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

cc: Councilman Curtis J. Jones, Jr. (Josh Cohen)  
*rco.notification@phila.gov]*  
*Matt Wysong*  
*CRCA Board,*  
*William J. O'Brien, Attorney*



## **Central Roxborough Civic Association**

*"A good place for good people to do good things"*

P.O. Box 25859, Philadelphia, PA 19128

Opposition is based on unanimous and substantial opposition at a public meeting, recommendations from members of the CRCA Zoning Committee and review by the Board of the CRCA.

The existing property had a zoning variance to allow 3 units, but once the building is torn down – the property reverts to the original zoning which is single family. What the developer is proposing is essentially three trinitities turned sideways on the property, plus roof decks and pilot houses and is calling them apartments.

A non-conforming use is abandoned after three years of vacancy and voluntary demolition (even if the variance is active at the time ) does not allow for a replacement or approval of the new building's non-conformity. This property was foreclosed several years ago and was vacated before that date. The housing inspection license lapsed from February 2006 until September 2013, during which time the variance for multi-family use ought to have been revoked, per the language of the code:

**A nonconforming use that has been discontinued (as determined by § 14-305(5)(b)(. 3) (Determination of Discontinued Nonconforming Use)) for more than three consecutive years shall be considered abandoned and may not be resumed or replaced by another nonconforming use.** Any subsequent use of the land or structure must comply with the use requirements of the district in which the land is located.

The conclusion of the meeting attendees, including neighbors from the 400 Block of Green Lane, the Board of the CRCA and members of the CRCA Zoning Committee is that there is no hardship prohibiting Mr. Abrams from making conforming use of the property. He could either rehab the current structure preferably as a single-family home or demolish the structure as proposed and build a single-family dwelling that would conform to the NCO Overlay and be more consistent with the character of Green Lane.

Variations should be restricted to existing structures where the variance was granted in the past, under a different planning paradigm. The existing dwelling was built as a single-family residence and the current use is informal. The new structure would permanently

establish and formalize this use as a multifamily dwelling. Even though there are some rental units, the 400 Block of Green Lane is predominately owner-occupied single family homes. Adding another multifamily unit would be detrimental to the character of the street.

No new variances should be permitted if we are to succeed in preserving the character of these mid-19th century blocks.

Thank you for your attention and consideration

Donald A. Simon, President  
Central Roxborough Civic Association  
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