



May 27, 2015

Ronald J. Patterson, Esq.  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103

**RE:** Required Neighborhood Notice and Meeting for Zoning Application concerning  
502 Gerhard Street, Council District #4, Permit #609293

Dear Mr. Patterson,

We are writing to inform you of your responsibilities under Section 14-303(12) of the Philadelphia Zoning Code to notify, in writing, all affected property owners and Registered Community Organizations (RCOs) of the Zoning Board of Adjustment hearing for the above-referenced property. **You are required to send this notice within 10 calendar days of this correspondence and submit a copy to the District Council contact at [joshua.cohen@phila.gov](mailto:joshua.cohen@phila.gov), the Philadelphia City Planning Commission at [RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov), and the Zoning Board of Adjustment at [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov).**

The affected RCOs are as follows:

- Roxborough Development Corporation, [james@roxborough.us](mailto:james@roxborough.us)
- Central Roxborough Civic Association (CRCA), [don@crca.us](mailto:don@crca.us)
- Friends of the Wissahickon, [mccarthy@fow.org](mailto:mccarthy@fow.org)

Notice to affected property owners must be delivered via regular mail or hand delivery. Please see the attached for a complete list of affected properties. Please be advised that addresses on this list may differ from those used by the U.S. Postal Service; it is the responsibility of the applicant to verify these addresses and to ensure notice is successfully delivered. If there are any discrepancies please contact the Planning Commission and we will undertake a thorough review and update the list, if need be. The notice must contain all of the information required by Section 14-303(12)(d)(.1) of the Philadelphia Zoning Code. Refer to the attached templates regarding RCO & Zoning Applicant notification for additional guidance.

There are multiple affected RCOs. **Central Roxborough Civic Association (CRCA) shall serve as the Coordinating RCO.** You must contact the Coordinating RCO to schedule a public community meeting regarding your zoning application. The public community meeting must take place by July 10<sup>th</sup>, 45 days from May 26<sup>th</sup>, the filing date of your petition to appeal.

You may direct inquiries to [RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov). Please include council district and property address in subject line of all email correspondence. For additional information please visit:

<http://www.phila.gov/CityPlanning/projectreviews/Pages/RegisteredCommunityOrganizations.aspx>

Thank you for your cooperation.

Interpreter services available. | خدمات الترجمة الشفهية متوفرة لدينا | 提供口译服务 | Services d'interprétation disponibles. | 통역이 제공됩니다 | Предоставляются услуги устного переводчика. | Se brindan servicios de interpretación. | Có sẵn dịch vụ thông dịch.

Gary J. Jastrzab  
Executive Director

Alan Greenberger, FAIA  
Chair

Joseph Syrnick  
Vice-Chair

Rob Dubow  
Patrick Eiding  
Bernard Lee, Esq.  
Elizabeth K. Miller  
Richard Negrin  
Nilda Iris Ruiz, MBA  
Nancy Rogo Trainer, FAIA, AICP

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)

PHILADELPHIA CITY PLANNING COMMISSION

---

CC: [joshua.cohen@phila.gov](mailto:joshua.cohen@phila.gov)  
[RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov)  
[RCOZBA@phila.gov](mailto:RCOZBA@phila.gov)  
[james@roxborough.us](mailto:james@roxborough.us)  
[don@crca.us](mailto:don@crca.us)  
[mccarthy@fow.org](mailto:mccarthy@fow.org)