

ZONING NOTICE

March 20, 2014

TO: Central Roxborough Civic Association
Roxborough Development Corporation
Neighboring Property Owners

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.

Applicant: William J. O'Brien
4322 Main Street, Philadelphia, Pennsylvania 19127

Re: 6125-37 Ridge Avenue

Dear Registered Community Organization or Property Owner:

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: 6125-37 Ridge Avenue. Composed of two one-story buildings: Building 1 on Ridge Avenue, bounded on the north by Dupont Street and to the south by Green Lane; Building 2 located at 508-10 Green Lane. Building 1 has an accessory parking lot. The Property is located in a CMX 2.5, Neighborhood Commercial Mixed Use, Zoning District.

Project: The zoning application seeks to subdivide Building 2 from the Property. The application is for real estate purposes, only. No additions, alterations or construction is included in the scope of the application. At a hearing, the Zoning Board will be requested to grant a variance from the maximum occupied area limitation. Copies of the Zoning Application, Refusal and Appeal may be obtained by written request to: William J. O'Brien at LawyersOnMain@Gmail.com or at 4322 Main Street, Philadelphia, PA 19127.

Summary of Refusal: The Zoning Code provides that the maximum occupied area may not exceed 75% of the lot. Building 2 occupies 86.2% of the lot.

PUBLIC MEETING: The project is included on the agenda of the next meeting of the Central Roxborough Civic Association:

Date and Time: Thursday, April 3, 2014 at 7:30 p.m.

Location: Leverington Presbyterian Church, Ridge and Hermitage Streets

PUBLIC HEARING: A hearing before the Zoning Board of Adjustment to consider the Applicant's request for relief from the maximum occupied area limitation has been scheduled for Wednesday, April 16, 2014 at 2:00 p.m. at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102.

Sincerely,
William J. O'Brien, Applicant

Copy: Councilman Curtis Jones, Jr., Joshua.Cohen@phila.gov
Philadelphia City Planning Commission, RCO@phila.gov
Zoning Board of Adjustment, RCOZBA@phila.gov
Central Roxborough Civic Association, Info@CRCA.us
Roxborough Development Corporation, bernard@roxborough.us