

Edmond R. Shinn, Esquire
7032 Lafayette Avenue
Fort Washington, PA 19034
Tel. 610 308 6544

ZBA Appeal File
Date: August 17, 2016
OR
CDR Referral
Date:

September 22, 2016

Re: 446 Green Lane
Philadelphia, PA 19128

Dear Registered Community Organization or Neighbor:

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:

Property is located on the northwest corner of Green Lane and Mitchell Street in Roxborough. This property is a detached 2 family dwelling with a 1st floor store front.

Project Description:

We are seeking a variance from the ZBA for the use of the 1st floor as a one (1) dwelling unit in the existing footprint.

Summary of Refusal:

We have received a refusal on the use permit application because we are changing the legal registered use of a dance studio into one (1) dwelling unit.

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:

Public Meeting Date & Time: October 6, 2016 @ 7:30 pm

Location: Leverington Presbyterian Church
6301 Ridge Avenue, Philadelphia, PA 19128

Please review the zoning posters for date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment located at 1515 Arch Street, 18th 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 Council #4, Joshua.cohen@phila.gov
Central Roxborough Civic Association (CRCA), don@crca.us
21st Ward Republican Committee, wvogler@msn.com

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,



cc: District Council #4, Joshua.cohen@phila.gov
Planning Commission - rco.notification@phila.gov
Central Roxborough Civic Association (CRCA), don@crca.us
21st Ward Republican Committee, wvogler@msn.com
ZBA- rcozba@phila.gov