

**ZONING NOTICE**  
**600 Wendover Street**

Dear Neighbor:

July 6, 2015

- SMC Holdings LLC (SMC) owns the property at 600 Wendover Street.
- SMC operates Dalessandro's Steaks restaurant, located at the corner of Henry Avenue and Wendover Street. Because of its popularity, SMC seeks to slightly expand its building with a 1-story into the rear yard to allow for food preparation, cooking interior renovations, to allow additional space for patrons.
- The property is located in a CMX-2 Commercial Zoning District which allows sit-down restaurants as a matter of right, and take-out restaurant sales with a Special Exception approval by the Philadelphia Zoning Board of Adjustment (ZBA).
- SMC filed a Zoning Permit Application with the Department of Licenses & Inspections (L&I) for the proposed restaurant expansion.
- In response to the Application, L&I issued a Referral Letter for a Special Exception to allow for the expansion of the existing take-out restaurant, and issued a Refusal Letter for needed variances for the proposed 1-story expansion into the rear yard where SMC proposes: (1) 80.50% building coverage on its lot where a maximum 80% building coverage is allowed, and (2) 0 feet of building setback from the rear yard property line where a 9-foot rear yard minimum setback is required.
- Upon receipt of the Referral Letter and Referral Letter, SMC filed an appeal to Philadelphia Zoning Board of Adjustment (ZBA) for variance reliefs.
- As a neighbor within 200 feet of this property we are notifying you of this matter.
- We have contacted and notified the Central Roxborough Civic Association (CRCA) and Friends of the Wissahickon of this Application and ZBA appeal as they are the Registered Community Organizations (RCOs) for this property as recognized by the City.
- We also notified Councilman Curtis Jones's Jr.'s Office at (215) 686-3416.
- You may receive notice of a public meeting that CRCA will hold to discuss this matter on Thursday, July 23, 2015 at 7:00 p.m. at its office at Leverington Presbyterian Church, corner Ridge & Hermitage across from Gorgas Park. Please contact CRCA or your District Councilperson for more information about this meeting
- SMC's ZBA hearing date is scheduled for Wednesday, August 5, 2015 at 2:00 p.m., at 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA.
- Copies of the Zoning Permit Application and related ZBA appeal information for this project can be obtained at:

The Department of Licenses & Inspections (L&I)  
Attention: George DiPersio  
Municipal Services Building – Concourse Level  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

Klehr Harrison Harvey Branzburg LLP  
c/o Ronald J. Patterson, Esquire  
1835 Market Street – Floor 14  
Philadelphia, PA 19103 (215) 569-4585

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.

cc: District Council ([joshua.cohen@phila.gov](mailto:joshua.cohen@phila.gov)); City Planning Commission([RCO.NOTIFICATION@phila.gov](mailto:RCO.NOTIFICATION@phila.gov)); Zoning Board of Adjustment (via e-mail [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov)); Central Roxborough Civic Association ([don@crca.us](mailto:don@crca.us)); Friends of the Wissahickon ([mccarthy@fow.org](mailto:mccarthy@fow.org))