

Notice from Zoning Applicants to RCOs and Neighbors

Roger F. Perry, Esq. *Applicant*
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Phone: (215) 922 2094

Zoning Appeal ZP-2022-012538

December 20, 2022

Re: 577 Jamestown Ave

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 at 577 Jamestown Ave is a three-story structure with existing restaurant on the first floor. Seeks permit to expand seating and service throughout the existing structure.

Summary of Refusal: Variance is required as Proposed expansion to the non-conforming use would be greater than 10% of the floor area occupied by the non-conforming use.

Per 14-305(5)(a).(2) For uses other than those specified in Section 14-305(5)(a).(1): a non-conforming use that is located in a conforming building may be expanded within that building, or within any expansion of that building that complies with section 14-701 (Dimensional Standards), provided that the cumulative expansion does not increase the floor area occupied by the nonconforming use by more than 10%.

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: March 2, 2023 at 7:30 PM

Virtual Meeting: To register and for link to attend please go to: <http://www.crca.us>

If you are unable to join this meeting but would like to submit feedback, please send it to Walnut Hill Zoning Chair Dave Brindley (Dave.Brindley@cru.org)

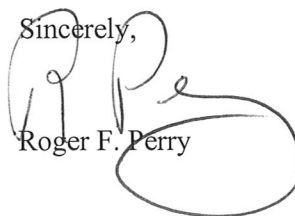
ZBA VIRTUAL PUBLIC MEETING to be held on May 5, 2023 at 9:30 AM.

Meeting will be held virtually by the Zoning Board of Adjustment through zoom or other online platform. Please contact the Philadelphia Zoning Board of Adjustment webpage for Virtual hearing regulations and to Register for the virtual hearing.

Contact information for affected Registered Community Organizations and the District Councilperson follows: 4th District City Counsel; RCOZBA@phila.gov; Central Roxborough Civil Association, centralroxrco@crca.us; Friends of the Wissahickon, tittmann@fow.org; 21st Ward Democratic Committee, dems21stward@gmail.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,



Roger F. Perry

cc: City Council and RCOs.