

**Notice from Zoning Applicants to RCOs and Neighbors (Coordinating RCO Has
Scheduled the Public Community Meeting)**

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August 5, 2020

Re: 6367-73 Lancaster Avenue, Philadelphia, PA 19151
ZBA Hearing on Aug 18, 2020 at 2:00

Dear Registered Community Organization or Neighbor:

This is a notification of a VIRTUAL 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.

Properties Description: The property is a corner lot on Lancaster Avenue and Overbrook Avenue, in the 4th Councilmanic District. It is zoned RSD-3 and is currently an existing structure.

Project Description: The project proposes for a ramp addition to an existing structure, for use as multi-family household living (increase in multi-family household living from (59) to (67) dwelling units. While the property is zoned RSD-3 it has existed as a multi-family building with 59 multi-family units, with 17 accessory parking spaces since 1986. The existing layout of the property provides for 8 units, two on each floor with 4 bedrooms in each unit for a total of 32 occupants. However, it is worth noting that Pennsylvania law does not allow for more than three unrelated individuals to live in a dwelling unit and as such the current layout of the building makes it difficult to rent and also creates more density than is efficient and effective for modern times. Instead the applicant proposes a slight renovation of the property to provide for the modernization of the units which have not been revitalized since 1986. The proposal turns the 8, 4 bedroom units into 16 total units (13, two bedrooms and three, one bedrooms). This allows for a reduction in the number of occupants by 3 to 29 total. Additionally, the modernization of the units allows for this older existing structure to be renovated to standards, unit and bedroom counts that allow for effective and efficient use of the building.

Copies of the zoning application and any related documentation can be found at One Parkway Building, 1515 Arch Street, 18th Floor, Philadelphia, PA 19102.

Overbrook Farms Club is the Coordinating RCO, and has scheduled a VIRTUAL PUBLIC MEETING in advance of a public hearing to discuss the project. Please see the following page for the date, time and place.

Wednesday, August 12, 2020 at 7:00 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85850783512>

Meeting ID: 858 5078 3512

One tap mobile

+19292056099,,85850783512# US (New York)

+13017158592,,85850783512# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 858 5078 3512

Find your local number: <https://us02web.zoom.us/j/85850783512>

Please review the zoning posters for the date of the VIRTUAL PUBLIC HEARING to be held by the City of Philadelphia Zoning Board of Adjustment at Zoom webinar

<https://zoom.us/join> ID 820 8829 2595

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

34th Ward Republican Committee: paulpanepinto625@gmail.com

City Avenue Special Services District of Philadelphia and Lower Merion: tfoley@cityave.org

Overbrook Farms Club: croninkc@wharton.upenn.edu

34th Democratic Ward: kwntcdc@aol.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,

Rachael J. Pritzker, Esq.

cc: Planning Commission - rco.notification@phila.gov
RCOZBA@phila.gov

Joshua.Cohen@phila.gov

paulpanepinto625@gmail.com

tfoley@cityave.org

croninkc@wharton.upenn.edu

kwntcdc@aol.com