

2019 Registered Community Organizations (RCO) Trainings



Registration = Notification

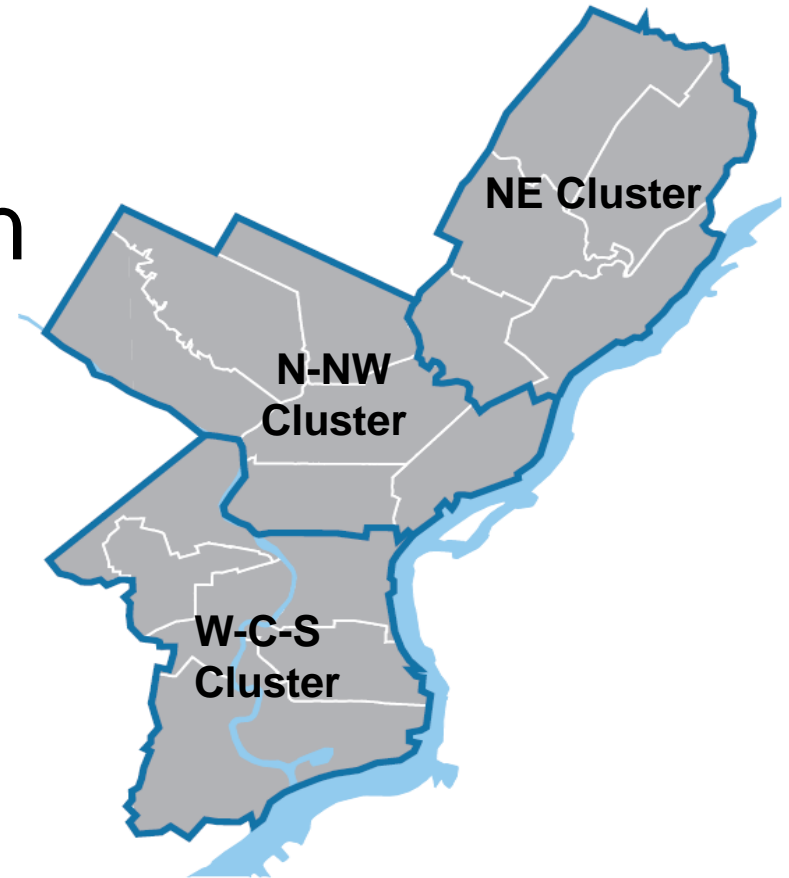
RCO Registration is for early notification of Zoning Board cases
RCO Registration is needed for Civic Design Review (CDR) participation

- Registration is not needed to attend or submit testimony to Zoning Board
- Anyone may attend or testify at a Zoning Board hearing
- Registration is not needed to be a civic or neighborhood association in Philadelphia
- Registration does not establish greater influence over Zoning Board decisions
- Registration is not notification of all development projects, just appeals to zoning refusals by L&I
- Zoning Board considers multiple factors in determining hardship

Introductions



- RCOs
- Planning Commission Staff



www.Citizensplanninginstitute.org
Donna.Carney@phila.gov


June RCO Workshops

Agenda:

- Welcome
- Recording Questions
- **Part 1:**
Development & the Approvals Process
- **Part 2:**
The Role of RCOs & Best Practices
- Review Questions



Resources & Tools

- Workshop Handout + 
- Attachments I-VII:
 - I. Zoning and Use Variances, step by step
 - II. Zoning Committee Policies and Procedures
 - III. The Building Blocks of Philadelphia
 - IV. Philadelphia City Code (*zoning code, RCO excerpt*)
 - V. Planning Commission Regulations (*RCO excerpt*)
 - VI. RCO Application Form & Rights and Responsibilities
 - VII. Civic Design Review Materials

www.phila.gov/CityPlanning/ PAGE 11 of HANDOUT

“Quick Guide”- Zoning page

Questions?



- Writing on flip chart
- Answers AFTER presentation
- HOLD questions during presentation

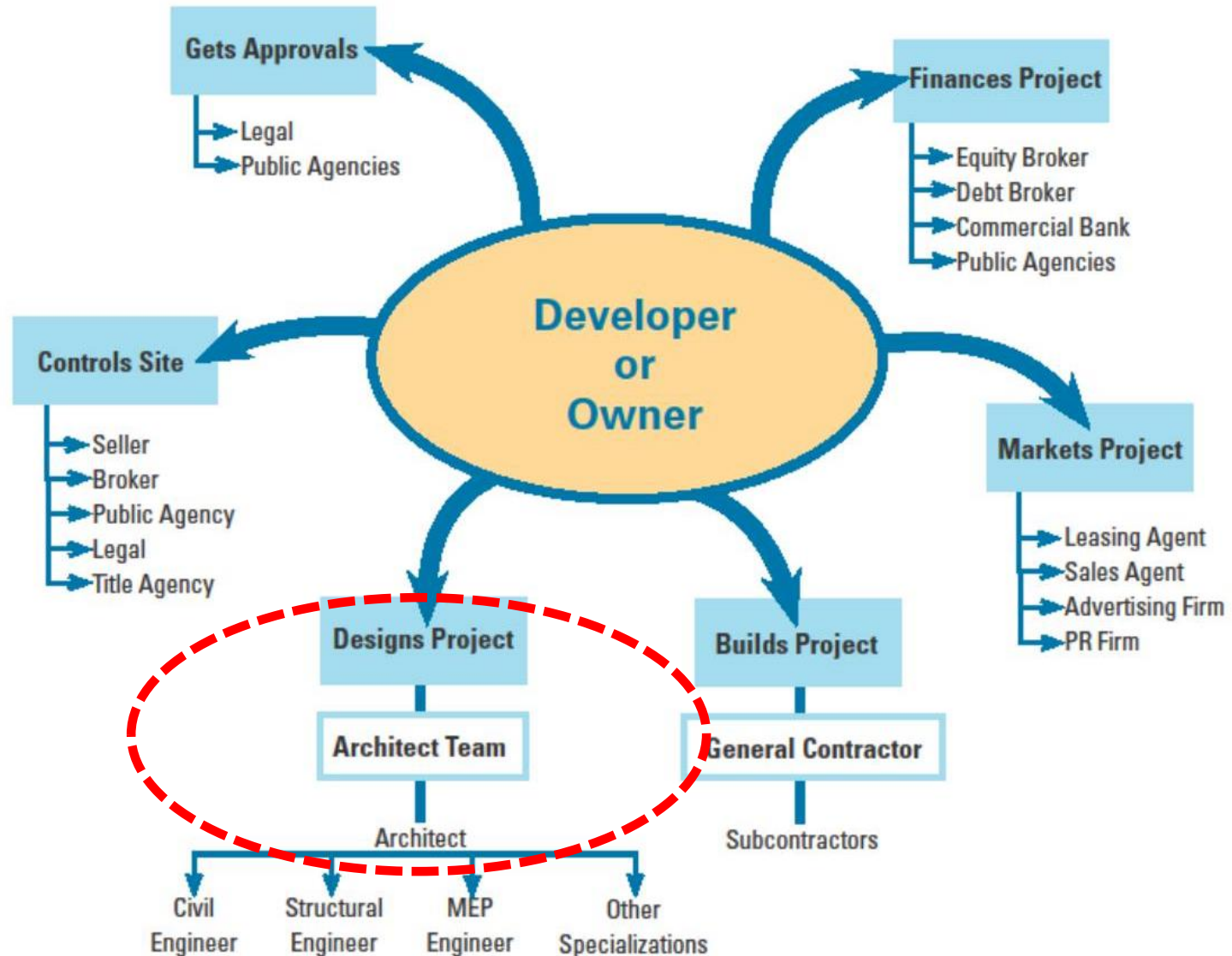


What is Development?

- New construction of a building on vacant land
- Rehabilitation of an existing building
- Changing the USE



Developer Team



Development Process – Key Steps



- Site control – Acquisition
- **Use/Zoning** – What can the site be used for?
What can be built here?
- Market – Is there a demand for the use?
- Approvals – Can the use be approved and permitted?
- Financing – Is there funding for the project?
- Construction –How will it be built? What will it cost?
- Occupancy –How will the building be owned & operated?

Plan vs. Zoning



- A **Plan** is a vision of what a community wants itself to be.
 - We want to be able to walk to park space
 - We want to be able to shop in our neighborhood
 - We want our streets to be safe for pedestrians
- **Zoning** is a tool that helps to achieve the goals of a plan by regulating.....



Zoning regulates USE- what can be built next to what

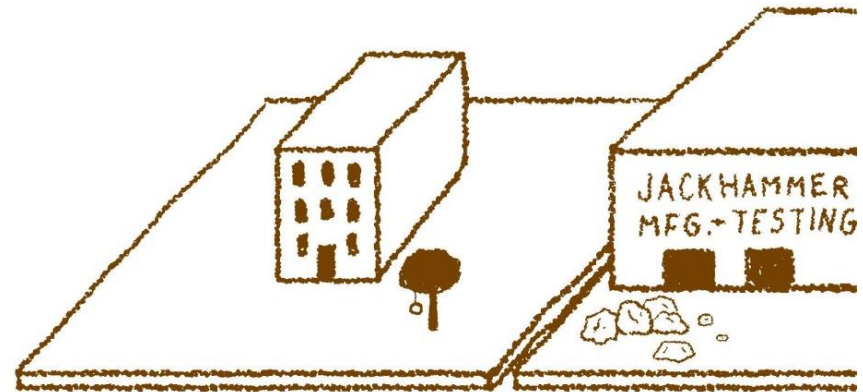
Let's say you
build a house
on your lot.

Nice!

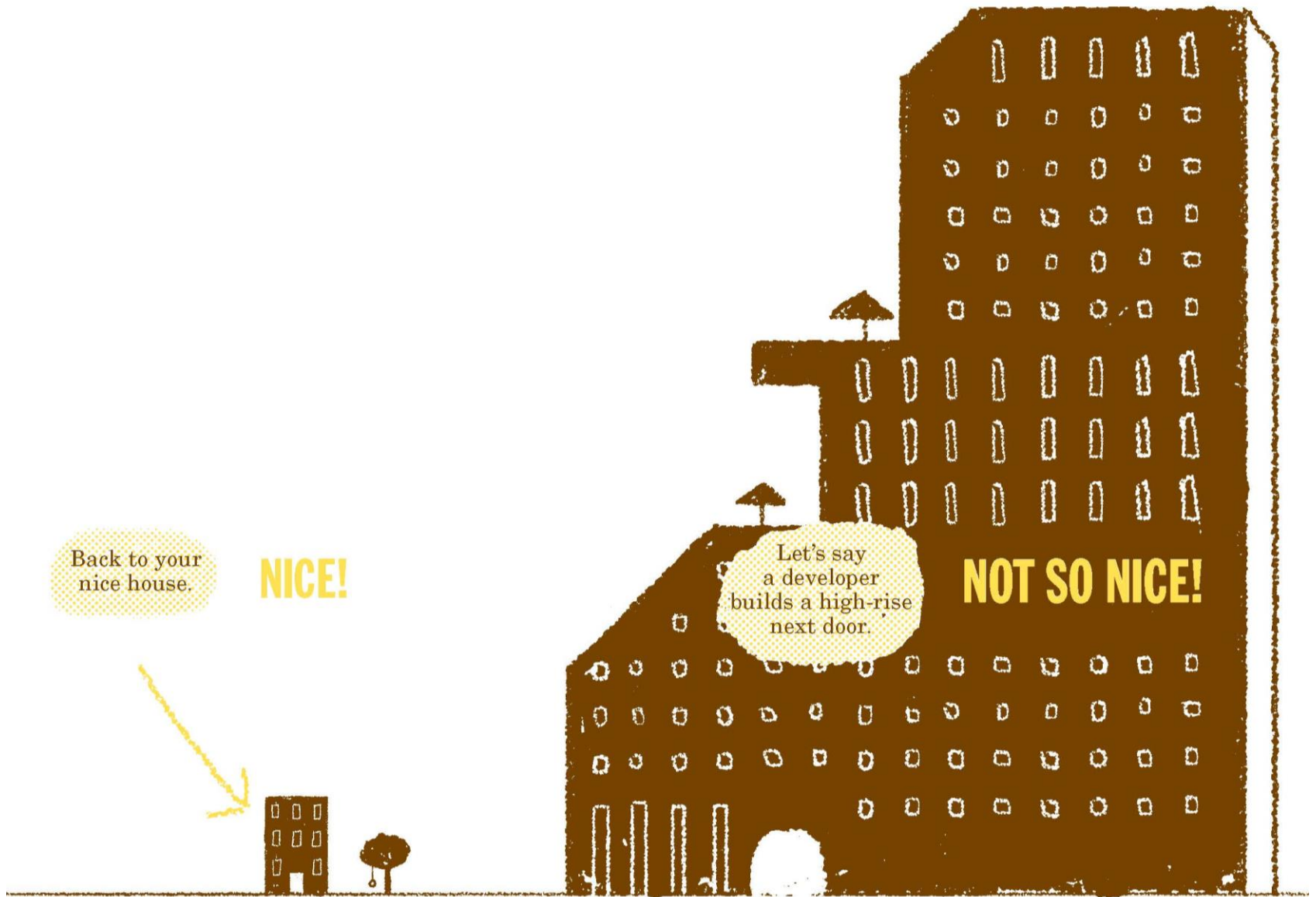


...then someone
builds a
jackhammer factory
next door.

Not so Nice!



Zoning regulates Size & Shape = BULK



What Zoning Cannot Regulate



Buildings

- How they are constructed (*Building Code*)
- How energy efficient they are (*Building Code*)
- How they deal with storm water (*Water Department*)
- Building materials (*Historical Commission*)

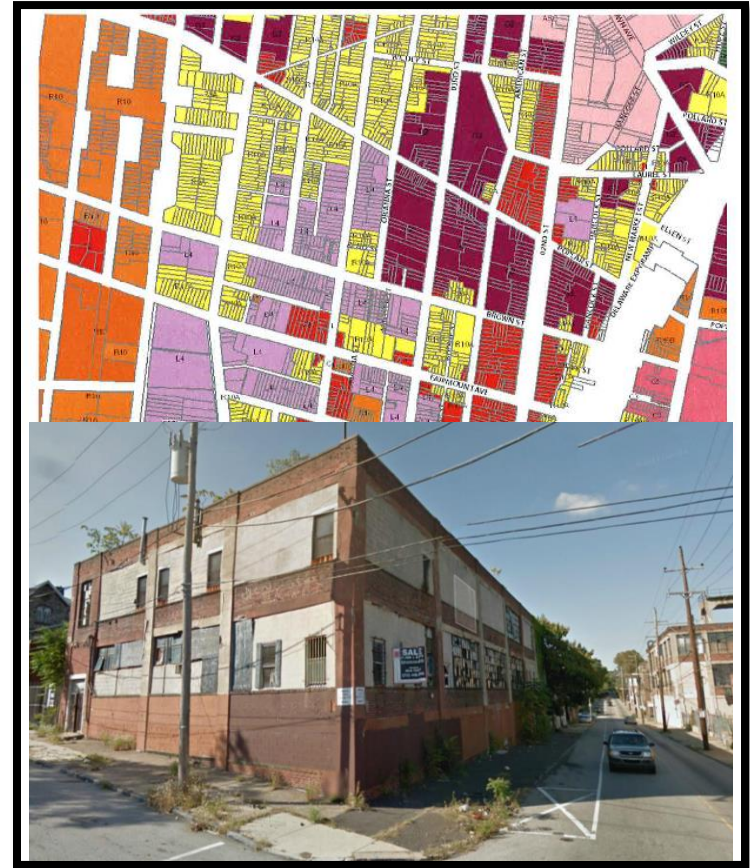
Behavior

- Absentee landlords
- Littering
- Crime
- Vacancy
- Parking in the driveway and storing stuff in the garage

Development Process - Zoning



- What can site be used for?
Residential, commercial, office, warehouse facility, etc.
- What is the zoning on the site?



What Can I Build There?



- 1- Find base and overlay districts: **www.phila.gov/Map**- Zoning map
- 2- Is proposed use permitted? **USE TABLES - Chapter 600**
- 3- What can I build? **DIMENSIONAL TABLES - Chapter 700**- allowed lot area, lot width, open area, building height, setbacks, floor area, etc.
- 4- **Other development regulations** that may apply:

Form & Design	Outdoor Lighting Standards
Open Space & Landscaping	Fencing & Wall Standards
- 5- **Chapter 800**- vehicle and bicycle parking; off-street loading
- 6- **Chapter 900**- sign requirements.
- 7- **Other applicable regulations?** Historic property?- (Chapter 1000)

Zoning Issues



- Is the project “by right”?
- Are variances needed?
 - *Special Exception?*
- Does the scale of project require Civic Design Review (CDR)?
- Impacts on Cost?

Hardships – Use Variance

Issues

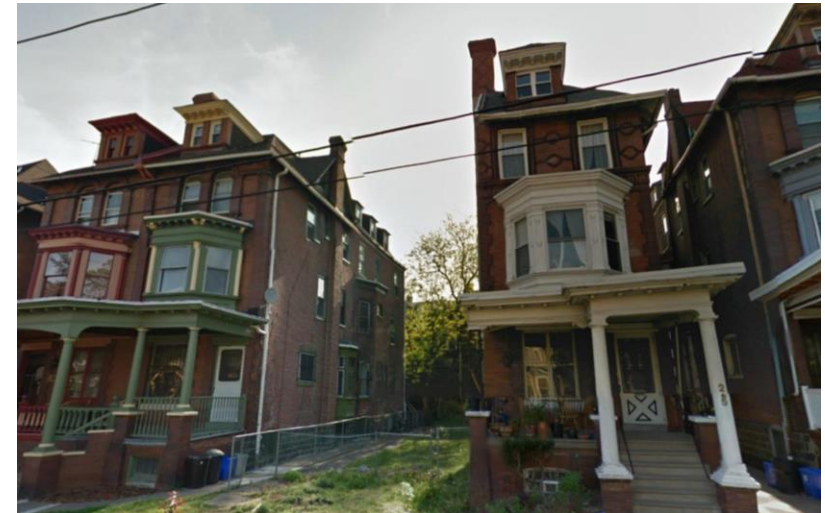
- Zoned Industrial
Former factory, Industrial district is obsolete
- Applicant is proposing to convert to loft apartments



Hardships – Dimensional Variance

Issues

- Zoned Residential
Existing homes do not adhere to required side yard setbacks
- Applicant is proposing to build home that matches existing homes



Special Exception



Base district: CMX-2

Proposed use: Take-out
Restaurant

Questions:

1: What will the applicant
need to prove?

2: What would objectors
need to prove?



Civic Design Review

What is the impact at the pedestrian level?

- Contributes to walkability
- Contributes to street activity
- Open space appropriate and reinforces public enjoyment-amenities
- Allows adequate light and air
- Design protects surrounding neighborhood



Approvals

THE BUILDING BLOCKS OF PHILADELPHIA



Decision-Makers

Reviewers

City
Council

L&I

ZBA

PCPC
Planning
Commission

Historical
Commission

Art
Commission

Streets
Dept.

Water
Dept.

Reviewer- Zoning Related



- Makes recommendations for zoning code and map
- Review & Signature for many plans seeking permits through L&I:
 - New construction
 - Revisions to lot lines
- Maintains RCO registration process
- Reviews appeals to ZBA & makes recommendations
- Guides Civic Design Review process

PCPC
Planning
Commission

Decision-Maker: Zoning Related



Front door to any development project:

- Issues zoning permits
- Reviews plans

Also:

- Issues ALL other permits and licenses
- Does inspections for code compliance.
- Manages “clean & seal” program & demolition of dangerous buildings

L&I
Dept of
Licenses &
Inspections

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)

APPLICATION # _____

ZONING CLASSIFICATION _____

PREVIOUS APPLICATION NO. _____

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS)



**CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102**

For more information visit us at www.phila.gov

PROPERTY OWNER'S NAME

PROPERTY OWNER'S ADDRESS:

PHONE #

FAX #

LICENSE #

E-MAIL:

APPLICANT:

ADDRESS:

FIRM/COMPANY:

PHONE #

FAX #

LICENSE #

E-MAIL:

RELATIONSHIP TO OWNER: ☐ **TENANT/LESSEE** ☐ **ATTORNEY** ☐ **DESIGN PROFESSIONAL** ☐ **CONTRACTOR** ☐ **EXPEDITOR**

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used

FLOOR/SPACE #

PROPOSED USE OF BUILDING/SPACE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	FRONT	EXISTING BUILDING SIDE	REAR	FRONT	PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION SIDE	REAR
IN FEET						
IN STORIES						

BRIEF DESCRIPTION OF WORK/CHANGE

NOTICE OF: <input checked="checked" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102		DATE OF REFUSAL 21 MARCH 2013	APPLICATION # 452053						
ADDRESS/LOCATION 1950 BRIDGE STREET, PHILADELPHIA, PA 19124											
APPLICANT ANTHONY SINGLETON & JOSEPHINE JOHNSON			ADDRESS 1950 BRIDGE STREET, PHILADELPHIA, PA 19124								
APPLICATION FOR: LEGALIZE THE ERECTION OF AN ADDITION TO AN EXISTING ATTACHED SINGLE FAMILY DWELLING. SIZE AND LOCATION AS SHOWN ON SUBMITTED PLAN.											
PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)											
CODE REFERENCE	PROPOSED										
TB. 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;"></td> <td style="width: 30%; text-align: center;">REQUIRED</td> <td style="width: 30%; text-align: center;">PROPOSED</td> </tr> <tr> <td>REAR YARD Min. Depth</td> <td style="text-align: center;">> OF 9' OR 20% OF THE LOT DEPTH".</td> <td style="text-align: center;">16'-3" - 16% OF THE LOT DEPTH</td> </tr> </table>						REQUIRED	PROPOSED	REAR YARD Min. Depth	> OF 9' OR 20% OF THE LOT DEPTH".	16'-3" - 16% OF THE LOT DEPTH
	REQUIRED	PROPOSED									
REAR YARD Min. Depth	> OF 9' OR 20% OF THE LOT DEPTH".	16'-3" - 16% OF THE LOT DEPTH									

Decision-Maker



Independent agency of L&I
appointed by the Mayor:

- Grants dimensional and use variances
- Grants special exception approvals
- Hears *appeals* of zoning decisions made by L&I

ZBA

**Zoning
Board of
Adjustment**



Example: 1224-40 Frankford Ave



Use: Vacant building and lots

Zoning: ICMX and RM-1



Example: 1224-40 Frankford Ave



Proposal: 125-room hotel with restaurant



Refusal (example)



NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 2/19/2015	APPLICATION # 577490
ZONING DISTRICT(S) ICMX – INDUSTRIAL AND RM-1 RESIDENTIAL DISTRICT				
ADDRESS/LOCATION 1224-40 FRANKFORD AVE				
APPLICANT: RONALD J. PATTERSON, ESQUIRE FOR OWNERS		ADDRESS: 1835 MARKET ST, SUITE 1400 PHILADELPHIA, PA 19103		
APPLICATION FOR: RELOCATION OF LOT LINE TO CREATE ONE LOT FROM SEVEN (7) DEEDED / OPA LOTS. ERECTION OF AN ADDITION TO AN EXISTING ATTACHED STRUCTURE MAXIMUM HEIGHT NE 71 FT WITH CELLAR AND POOL & POOL DECK AND ROOF DECK ABOVE THE EXISTING STRUCTURE (ROOF DECK SET BACK AT LEAST FIVE FT FROM THE EXTREME FRONT BUILDING LINE). USES: ACCESSORY STORAGE FOR HOTEL, BUSINESS & PROFESSIONAL OFFICE AND SIT-DOWN RESTAURANT ON CELLAR; HOTEL LOBBY, BUSINESS & PROFESSIONAL OFFICE AND SITE DOWN RESTAURANT ON FIRST FLOOR; BUSINESS & PROFESSIONAL OFFICE ON SECOND FLOOR; HOTEL (VISITOR ACCOMMODATIONS) 125 ROOMS ON SECOND TO SIXTH FLOOR; BANQUET / EVENTS ROOM (ASSEMBLY & ENTERTAINMENT) ON FOURTH FLOOR; SIT-DOWN RESTAURANT WITH OCCUPANCY ON OUTDOOR ROOF DECK ON FIFTH FLOOR; HOTEL POOL AND POOL DECK ON SIXTH FLOOR. SIZE AND LOCATION AS SHOWN ON THE APPLICATION.				
PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)				
CODE SECTION		THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: THE PROPOSED USE, HOTEL (VISITOR ACCOMMODATIONS) IS PROHIBITED IN THIS ZONING DISTRICT		
TABLE 14 – 602-3				
TABLE 14 – 701-2 & 14- 701-4	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:			
TABLE 14 – 701-2 & 14- 701-4	OPEN AREA REQUIRED (FOR RM-1 DISTRICT)	REQUIRED 30%	PROPOSED NONE	
TABLE 14 – 701-2 & 14- 701-4	REAR YARD MINIMUM DEPTH	9FT	NONE	
TABLE 14 – 701-2 & 14- 701-4	REAR YARD MINIMUM AREA	144 SQ FT	NONE	
TABLE 14-802-3	OFF STREET PARKING SPACES	42 SPACES	NONE	
TABLE 14-802-4	PARKING FOR PERSONS WITH DISABILITIES	2 SPACE	NONE	
TABLE 14-806-1	OFF STREET LOADING SPACES	5 SPACES	2 SPACES	
TABLE 14-804-1	BICYCLE PARKING SPACE	8 SPACES	NONE	
TABLE 14 – 701-2 & 14- 701-4	MAXIMUM HEIGHT (RM-1 DISTRICT)	ALLOWED 38 FT	66 FT	
TABLE 14 – 701-2 & 14- 701-4	MAXIMUM HEIGHT (ICMX DISTRICT)	60 FT	71 FT	
TABLE 14 – 701-2 & 14- 701-4	FLOOR AREA RATIO (FAR)	500%	542%	
REMARKS: FIVE (5) USE REFUSALS SIX (6) ZONING REFUSALS. FEE FOR FILING AN APPEAL - \$250.00				
Cc: OWNER, RIVER CITY FLATS, LP 629 N 29 TH ST PHILADELPHIA, PA 19103		 PAULOSE ISSAC PLANS EXAMINATION ENGINEER Phone number 215 686 2563. email: Paulose.Issac@phila.Gov		
		2/19/15 DATE		
NOTICE TO APPLICANT: AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11 TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.				

14-303(13): Public Notice



Sign Notice for ZBA Hearings

- ZBA may require multiple signs on large or interior lots
- Must be posted in advance of ZBA hearing
- Must post again for any hearing continued for 7 days or more



Neighborhood Notice and Meetings



Formalizes the role of community organizations in the development process (RCOs)

Creates a standard for **notice and meetings**

Applicable when application requires either:

- **Zoning Board approval** (variance/special exception) or,
- **Civic Design Review**

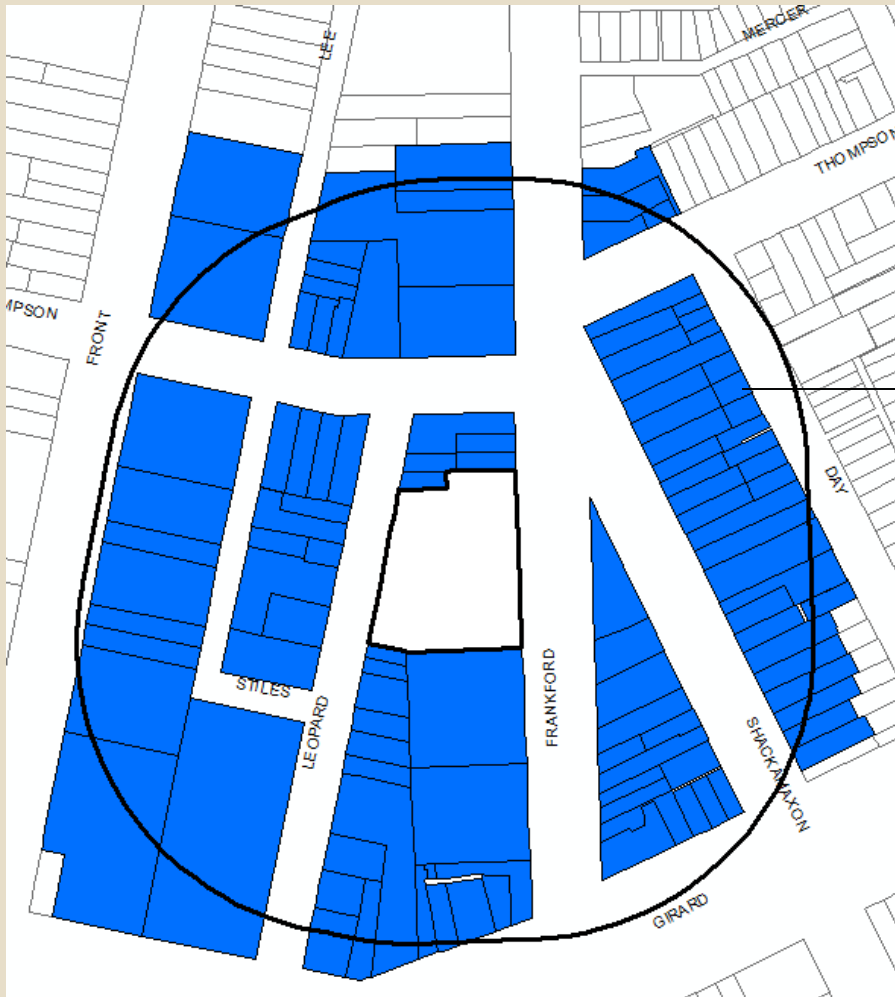
Process: Notification by PCPC



- ZBA sends appeal info to PCPC; PCPC contacts the office of the District Councilperson
- Within 7 days of appeal, PCPC sends information to applicant and Registered Community Organizations (RCOs)

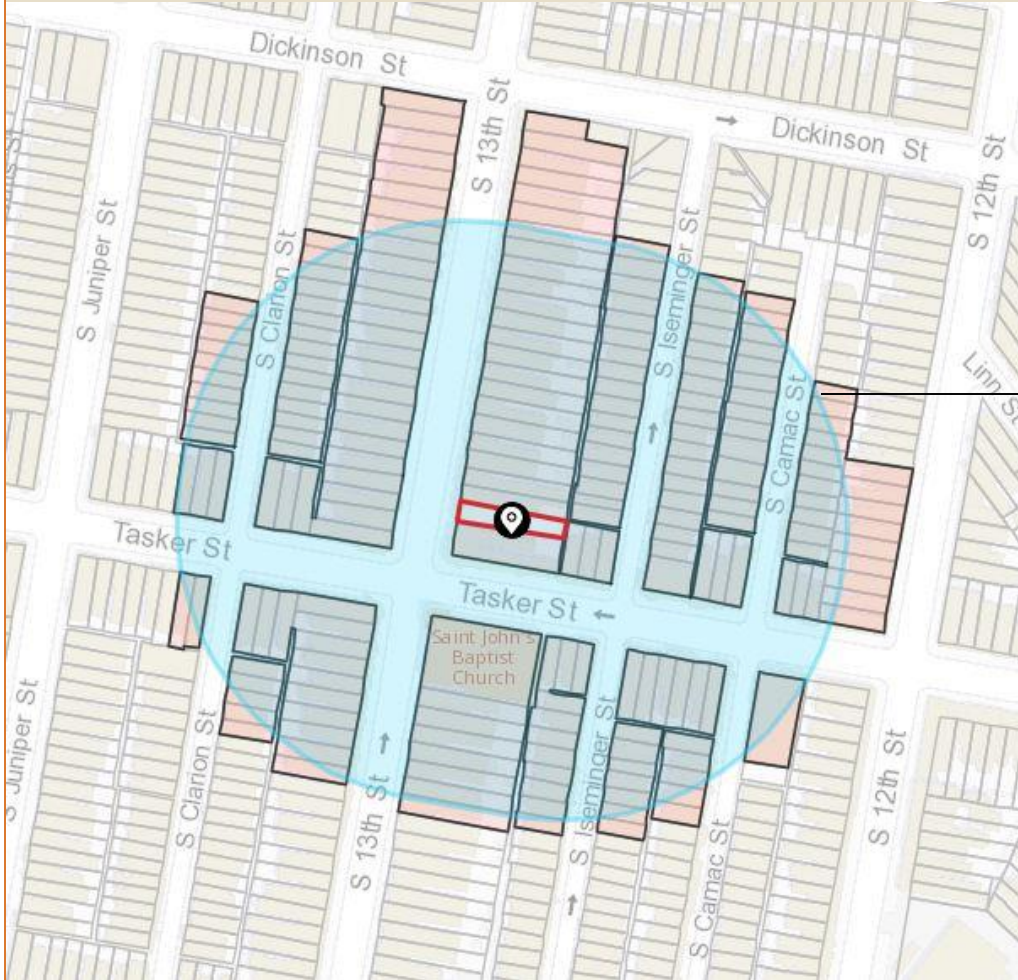


Affected Addresses (Old)



Within 250 ft

Affected Addresses (New)



Within 250 ft
AND everyone
on the “block”
(e.g. 1500
block)

Project Information Form (PIF)



- Questions on Project Information Form have to do with:
 - Land Use
 - Housing Units
 - Square Footage
 - Parking, Timeline, Landscaping, Lighting
 - Transportation Impacts, Job Creation
 - Affordable Housing, Partnerships with Local Groups

Process: Notification by Applicant



- Within 20 days of notice from PCPC, applicant contacts affected RCOs
- Coordinating RCO sets meeting in cooperation with other affected RCOs. Date must be within 45 days of appeal*
- Within 20 days of notice, applicant distributes written notice to affected addresses

Process: RCO Meeting



- RCO meeting is held
- RCO sends meeting summary to City Council, City Planning Commission, and ZBA/CDR

Meeting Summary (example)



Meeting Summary Form to Zoning Board of Adjustment (ZBA)

Fishtown Neighbors Association
P.O. Box 3744
Philadelphia, PA 19125

March 28th, 2015

Honorable Julia Chapman
Chair, Zoning Board of Adjustment
Municipal Services Building, Room 1130
1401 JFK Blvd
Philadelphia, PA 19102

Re: RCO Meeting Summary Form
ZBA Calendar No. 24716
Permit No. 755506
Property Address: 1224 Frankford Ave
Hearing Date: April 1, 2015

Dear Honorable Julia Chapman:

Below is summary of a public community meeting held regarding the above-referenced zoning proposal.

Final Position Taken by Coordinating RCO is one of:

- ☒ Support
- ☐ Oppose
- ☐ Non-Opposition
- ☐ Did not reach agreement on the application

Vote Count(s) *[as applicable]*

	RCO Board/ Committee	All Meeting Attendees	Other (e.g. affected addresses, members, etc.)- please describe: Neighbors within 500'
Support		82	57
Oppose		7	9
Non-Opposition			

Date of Meeting: February 17th, 2016

Location of Meeting: 1202 E Montgomery Ave, Philadelphia, PA 19125

Participating RCOs: FNA, NKCDC

Number of Attendees: 155

Letter with Explanation of/Rationale for Position Attached? Y

Sincerely,
Matt Karp, Chair, FNA Zoning Committee

cc: Jeffery Young, Councilman Clarke's office
Philadelphia City Planning Commission

Meeting Summary Letter (example)



Our mission is to serve our families and neighbors by promoting community activities, civic involvement, education, and safety by fostering the smart growth of our unique and diverse riverfront neighborhood.



March 28th, 2015

Honorable Julia Chapman
Chair, Zoning Board of Adjustment
Municipal Services Building, Room 1130
1401 JFK Blvd
Philadelphia, PA 19102

Re: Calendar No. 24716 (1224 Frankford Ave)

Dear Chair Chapman and Board Members:

I am writing you on behalf of the Fishtown Neighbors Association supporting the project at the above address. On February 17th, 2015 the FNA hosted a well-publicized meeting for the developer to introduce plans to the community proposing the creation of a hotel with 125 rooms, restaurant, jazz bar, banquet hall, and rooftop restaurant.

The local neighbors (within 500') voted '57' yes and '9' no; the community voted '82' yes and '7' no. The total vote was '139' yes to '16' no, supporting the project.

The project was described as a 125 room boutique hotel with a restaurant, jazz bar, banquet hall, and rooftop restaurant. The program also contains a shared office space, and rooftop pool club. The loading dock for the hotel will be located on Leopard St and will only be used for loading between 9am and 4pm (see proviso). The parking for the hotel will be done through a valet on Frankford Ave and the cars will be held at 1320-48 North Front St (see proviso). The trash area for the hotel will be enclosed in the loading area.

The existing building on the site will be preserved and expanded by one bay to the East designed to match the existing façade. The existing mural on the building will be preserved and visible inside of the new hotel structure.

The neighbors were receptive and supportive of:

- The reuse of a long vacant building
- There was praise for the included valet parking and remote parking lot.
- Businesses on Frankford Ave would be impacted for the positive with the influx of people to the building's functions.
- Proposed security cameras on the site.
- New streetscape lighting to the parking area
- The pool not being used for the hotel guests

The neighbors were concerned with and opposed to:

- The proposed remote parking lot is not believed to be sufficient to hold all of the cars that come to the hotel and the restaurants inside.
- The reduction of natural light and views on Leopard and Frankford Ave
- Increase in noise on the street from the hotel and the rooftop pool.

Our mission is to serve our families and neighbors by promoting community activities, civic involvement, education, and safety by fostering the smart growth of our unique and diverse riverfront neighborhood.



Requested Provisos:

- 1) The lot at 1320-48 North Front is used for valet parking for this project and its variance is approved by the ZBA (Appeal number 24363)
- 2) Use of the loading dock on Leopard St restricted to 9am-4pm

On behalf of the neighbors of Fishtown, we would ask you to grant the requested variances. Thank you for considering our input.

Sincerely,

Matt Karp, Chair, FNA Zoning Committee

Cc: Ronald Patterson, Applicant
Roland Kassis, Owner
Jeffery Young, Councilman Clarke's office
Michaela Allwine, NKCDC

Process: ZBA/CDR Hearing



ZBA Hearing: Possible Outcomes

- Approval
- Approval with Provisos
- Continued
- Decision Held
- Denial/Dismissal

Process: ZBA Hearing

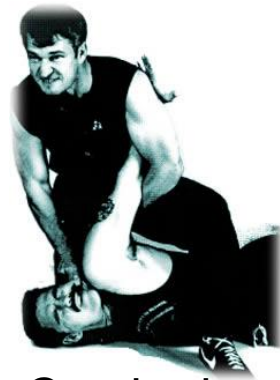


APPEARANCE STATEMENT		ZONING BOARD OF ADJUSTMENT	
CALENDAR NUMBER	PREMISES		
ENTER MY APPEARANCE FOR:	<input type="checkbox"/>	APPLICANT _____	
	<input type="checkbox"/>	PROTESTANT _____	
	<input type="checkbox"/>	INTERESTED PARTY _____	
	<input type="checkbox"/>		
NAME (PRINT)		TELEPHONE NUMBER	
ADDRESS		ZIP CODE	
CAPACITY			
HEARING DATE		DATE NOTIFIED (DEPARTMENT USE ONLY)	

Stand and Stretch



Role of RCOs



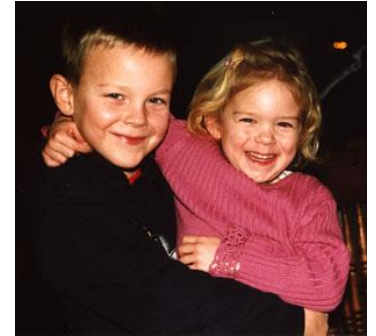
Combative



Competitive



Cooperative



Collaborative

Effective community organizations work together to improve quality of life.

Registered Community Organizations

Qualifying Criteria

- An adopted statement of purpose
- Geographic area with no more than 20,000 parcels and boundaries set forth in the organization's governing rules
- Regular meetings that are publicly-announced (hard copy or electronically) and open to the public
- Open meetings held on a regularly scheduled basis
- Leadership chosen by membership-at-large through elections
- Status valid for 2 years

City of Philadelphia | OpenMaps

Filter By Text:

Filter By Category:

- ☐ Rebuild Sites
- ☐ Recreation Centers
- ☐ Recycling Diversion Rate
- ☐ Regional Watersheds
- ☒ Registered Community Organizations (RCO)

☐

Search the map



Registered Community
Organization: Strawberry Mansion
Community Development
Corporation

Organization Type
Other

Organization Address
2829 West Diamond Street Philadelphia, PA 19121

Meeting Location Address
2829 West Diamond Street Philadelphia, PA 19121

Organization Name
Strawberry Mansion Community Development Corporation

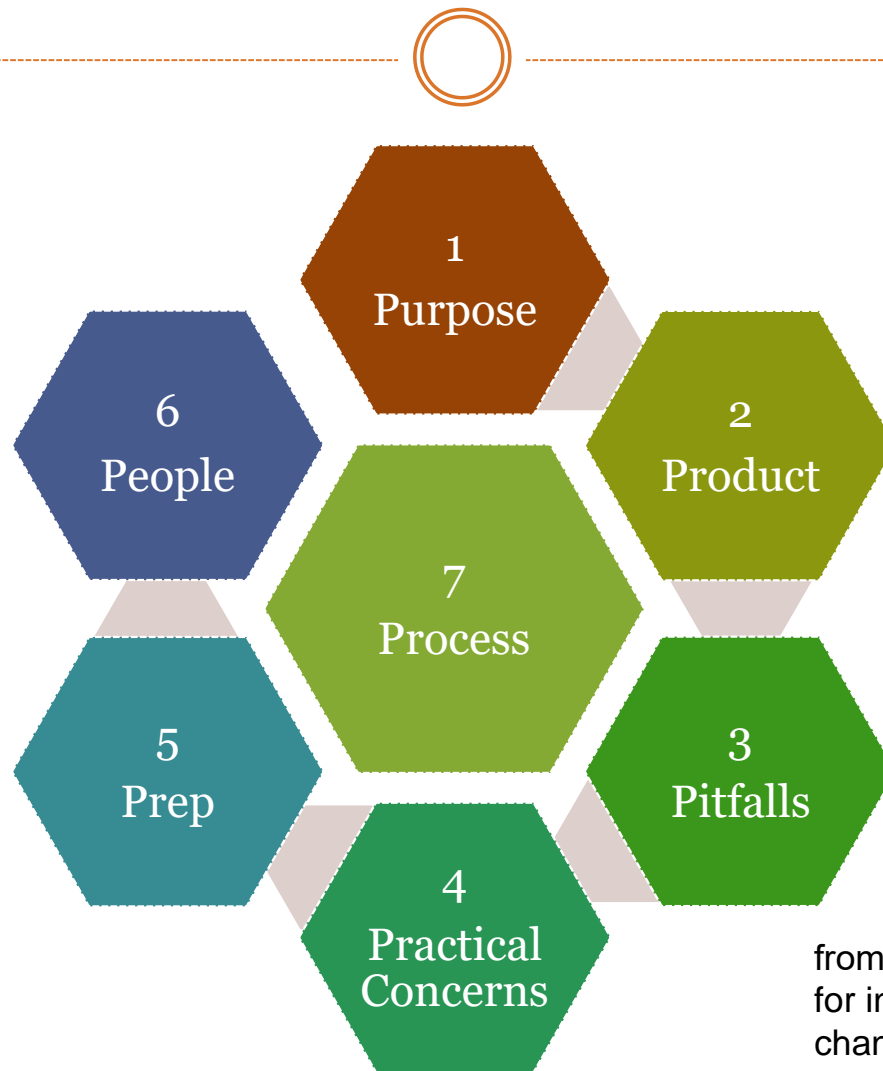
Preferred Contact Method

Registered Community Organizations

Responsibilities

1. Alert membership of ZBA hearing cases and Civic Design Review cases
2. Agree to meet with applicants within 45 days
3. If selected as a “Coordinating” RCO, schedule and host public meeting with applicant
4. Document the meeting & send written meeting summary to applicable parties
5. Representative sits on CDR committee for projects within boundaries

The 7 Ps Framework- Meeting Planning



from “Game storming- a playbook for innovators, rulebreakers and changemakers”, Gray, Brown & Macanufo

1-Purpose



- Why are we having this meeting?
- What's the desired outcome?
 - To accomplish “X” that can only be done in a group: discuss issues that need multiple perspectives or make decisions
 - Don't have a meeting if you don't need **DISCUSSION** to reach a **DECISION**

got purpose?

2-Product



- What will we produce out of the meeting?
 - If your meetings seem to be “all talk and no follow-through,” consider how a product might change this



3-People



- Who needs to be there and what roles will they play?
 - What questions are we answering with this meeting?
 - Who are the right people to answer the questions?



Community Assets- where are they?



- ✓ Local Institutions
- ✓ Businesses
- ✓ Churches
- ✓ Youth
- ✓ Schools
- ✓ Block clubs
- ✓ Professional Associations
- ✓ Libraries

from “Building Communities from the Inside Out”, Asset-Based Community Development Institute p. 6

4-Process



- What kind of agenda do we need?
 - Process depends on what kind of decision-making needs to happen.



Meeting Tools



Minutes/Documentation

- Use **Agenda template** to fill in and record Action Items and Who's Responsible.
- If reporting on non-consensus issues, make sure to assign who/group is associated with each stand.
- Template for documenting meeting in handout

5-Pitfalls



- What are some potential risks in this meeting and how will we address them?
 - Could be as simple as ground rules, like sign-in for speakers and time limits
 - Never let go of the microphone
 - How will we handle off-topic remarks?

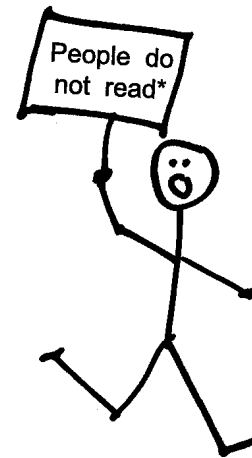


6-Prep



- What would be useful to do in advance?
- Is there material that should be sent in advance to participants?

No one R E A D S!*



***Unless it has to do with something that directly affects them.**

Graphic Credit: Lisa Whited

7-Practical Concerns



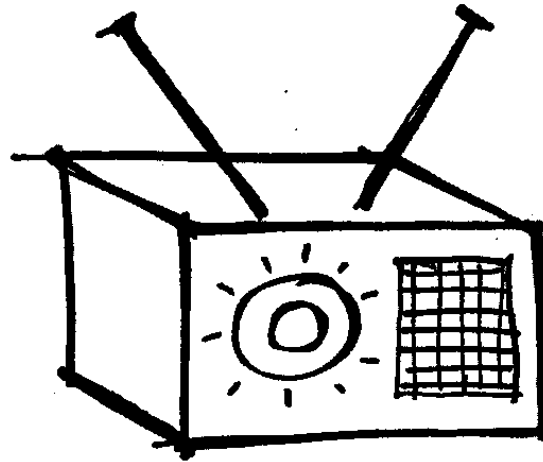
- What are the logistics?
- Who's responsible?
- Where is the meeting?
- When is the meeting?
- How will people find out about it?
- Who's bringing the food?



Attracting & Keeping Volunteers



Station WIIFM*



***What's in it for me?**

Graphic Credit: Lisa Whited

Finding ZBA Appeals

- www.phila.gov/zba/appeals-calendar
- “Zoning Appeals” (top left, filter under “Region” to show Council Districts or Planning Districts)
- Click on appeal# to find detailed info about case

→ ↻ <https://www.phila.gov/zba/appeals-calendar/#/2019/06>

apps RCO Notifications Zoning Appeals PIFS Council Legi Mail City Courses Grants Property | phila.gov Oracle Zoning Appeals | Ci... Zoning RCOs

Regions

Select a region to filter the table data.

All regions

Use the arrows to search by date.

« < June 2019 > »

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
2	3	4	5	6	7	8
		ZBA				
9	10	11	12	13	14	15
		ZBA				
16	17	18	19	20	21	22
		ZBA	ZBA			
23	24	25	26	27	28	29
		ZBA	ZBA			
30	1	2	3	4	5	6
		ZBA				

ZBA: Zoning Board of Adjustment

Listing Appeals from May 26, 2019 to Jul 6, 2019

The list of appeals is between the first and last dates on the calendar.

Filter by address, appeal number, or application description:

Date	Time	Address	Type	Appeals #
06/26/2019	09:30 AM	1708 W TIOGA ST	ZBA	36978

One record

Finding ZBA Appeals

<https://openmaps.phila.gov> – go to L&I Zoning Board Appeals

The screenshot displays the City of Philadelphia OpenMaps DEMO web application. The browser address bar shows the URL <https://openmaps.phila.gov>. The top navigation bar includes the City of Philadelphia logo, the text "OpenMaps DEMO", and a search bar with the placeholder "Search the map". Below the navigation bar, there are two filter sections: "Filter By Text:" and "Filter By Category:". The "Filter By Category:" dropdown is open, showing a list of categories. The "Licenses and Inspections - Zoning Board Appeals" category is selected with a checkmark. A popup window titled "Zoning Board Appeal" is displayed over the map, showing details for a specific appeal. The map background shows a street grid in Philadelphia, with labels for streets like Arch St, N Broad St, N Juniper St, S Penn Sq, and S Juniper St. Landmarks like City Hall and Dilworth Park are also visible.

City of Philadelphia | OpenMaps DEMO

Filter By Text:

Filter By Category:

- ☐ Licenses and Inspections - Demolitions
- ☐ Licenses and Inspections - Imminently Dangerous
- ☐ Licenses and Inspections - Inspections
- ☐ Licenses and Inspections - L&I Review Board Appeals
- ☐ Licenses and Inspections - Permits
- ☐ Licenses and Inspections - Violations
- ☒ Licenses and Inspections - Zoning Board Appeals

Zoning Board Appeal

Address
1524-26 CHESTNUT ST

Owner Name
TOMPROS KATHERINE CALOMIRCALOMIRIS JENIFER

Organization
none

Primary Applicant
RONALD PATTERSON, ESQ.

Appeal Number

Resources & Tools



- RCO Registration and Operations handout p. 1-13
- Zoning and Use Variances, Step-by-Step
- Zoning Committee Policies and Procedures
- “The Building Blocks of Philadelphia”
- Philadelphia City Code (relevant sections)
- Planning Commission Regulations (relevant sections)
- RCO Application Form and Rights & Responsibilities