

## **RCO Remote Meeting Example Notices**



**Hercules W. Grigos, Esquire**  
Direct Dial: (215) 569-1569  
E-mail: hgrigos@klehr.com

1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
P 215-569-2700  
F 215-568-6603  
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**Applicant:**  
c/o Hercules W. Grigos, Esquire  
Klehr Harrison Harvey Branzburg LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103

May 21, 2020

**Re: NOTICE TO REGISTERED COMMUNITY ORGANIZATION AND  
NEIGHBORING PROPERTY OWNERS  
PURSUANT TO 14-303(12)  
1501-1525 N. American Street, Philadelphia, PA 19122**

Dear Registered Community Organizations and Property Owners:

This firm represents the applicant identified above. This is a notice of an upcoming **VIRTUAL PUBLIC MEETING** to discuss the project described below.

**Property Description:**

1501-25 N. American Street, Philadelphia, PA 19122.  
The property is zoned Industrial Residential Mixed-Use (IRMX).

**Project Description:**

The project involves the construction of one (1) mixed-use/multi-family building with 110 residential units on floors 2-6, vacant commercial space and artisan industrial space and artist studios at the basement and ground floor. The project will also include seventeen (17) accessory parking spaces.

**Civic Design Review:**

This project is subject to Civic Design Review in accordance with Section 14-304(5) of the Philadelphia Zoning Code.

A **VIRTUAL PUBLIC MEETING** to discuss this proposal has been scheduled by South Kensington Community Partners via Zoom to discuss this project at the following date, time and location:

**Virtual Public Meeting Date & Time:** May 27, 2020 at 6:30.

**Location:** WEB ADDRESS OR CALL IN NUMBER TO BE PROVIDED BY SKCP AFTER SIGN UP AS DETAILED BELOW.

To sign up to attend this meeting, please visit this form: <https://forms.gle/fHz5zvcWi2ZqnT2RA>. If you would prefer, you may also sign up by calling South Kensington Community Partners' office at 215-427-3463 and leaving a message with your name and number.



A **PUBLIC HEARING** of the Civic Design Review Committee will such hearings are permitted to resume by the City of Philadelphia.

Application materials will be provided to you upon registration for the Zoom RCO meeting. A site plan, elevation drawings, and project renderings are also enclosed with this notice. Interested parties will be permitted to appear at the Public Meeting or Public Hearing and speak on the matter.

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

West Girard Progress  
Barbara Pennock  
719 W. Girard Avenue  
Philadelphia, PA 19123  
(215) 783-5671  
[bjchavous@gmail.com](mailto:bjchavous@gmail.com)

South Kensington Community Partners  
Ellie Matthews  
1301 North 2<sup>nd</sup> Street  
Philadelphia, PA 19122  
(215) 427-3463  
[rco@southkensingtoncommunity.org](mailto:rco@southkensingtoncommunity.org)

Councilman Darrell Clarke  
Mary Jones  
City Hall Rm 332  
Philadelphia, PA 19107  
215-686-1931  
[Mary.jones@phila.gov](mailto:Mary.jones@phila.gov)

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.

Thank you for your attention to this matter.

Very truly yours,

*s/s Hercules W. Grigos*

Hercules W. Grigos

For: KLEHR HARRISON HARVEY BRANZBURG LLP

cc: Augusta M. O'Neill, Esquire  
Office of Councilman Darrell Clarke – [mary.jones@phila.gov](mailto:mary.jones@phila.gov)  
Planning Commission- [rco.notification@phila.gov](mailto:rco.notification@phila.gov)  
West Girard Progress- [bjchavous@gmail.com](mailto:bjchavous@gmail.com)  
South Kensington Community Partners- [RCO@southkensingtoncommunity.org](mailto:RCO@southkensingtoncommunity.org)  
RCO - [rco@phila.gov](mailto:rco@phila.gov)  
CDR – [cdr@phila.gov](mailto:cdr@phila.gov)

# 1525 N. AMERICAN ST

CIVIC DESIGN REVIEW

Date: 04.24.2020



**LEONG  
LEONG**



**SIX ACRE  
CAPITAL**







**\*HMC<sup>2</sup> COMMUNITY MEETING**  
**IN CONJUNCTION WITH THE PSA2 MEETING**  
*HADDINGTON, MORRIS PARK, CATHEDRAL PARK &*  
*CARROLL PARK*



5328 Vine Street



PWD Stormwater Infrastructure Projects

**AGENDA**

- ✓ **PSA Update** –Philadelphia Police Department 19<sup>th</sup> Police District
- ✓ **Carroll Park zoning changes** – Dan Schupsky from the Philadelphia Water Department will discuss infrastructure projects
- ✓ **5328 Vine Street**- Zoning variance request to build a 3-story apartment building on a vacant lot

**Thursday, June 25, 2020 @ 6:30 PM**

**Join us online:** <https://zoom.us/join> **or by telephone:** 646-558-8656


**Virtual Meeting ID:** 852 0926 9454 **Password:** 576881

**Call us at (215) 839-9753 for more information**

Check us out on Facebook and Next Door!

<https://www.facebook.com/HMC2Community>

<http://www.nextdoor.com/join> Code: VEJSRZ

**SBSNA**   
SOUTH BROAD STREET  
NEIGHBORHOOD ASSOCIATION

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**Community Meeting**  
**!! TUESDAY !!**  
**June 16, 2020 at 7:00 PM**

**SBSNA will be hosting our Zoning Meetings using Zoom Meeting to comply with social distancing during the covid-19 pandemic.**

To Join the Zoom meeting by computer or tablet:

<https://us02web.zoom.us/j/85996738899>

To Join the Zoom meeting by phone dial (646) 558 8656  
Meeting ID: 859 9673 8899

If you join the meeting before 7:00pm you will be placed in a Waiting Room until the Zoom Meeting is started by SBSNA

**1613 South Broad Street**

The application is for Two (2) artist studios with living on the premises, and for Two (2) dwelling units with an existing Three (3) dwelling units (New Total of 5 Dwellings) in an existing structure.

**1317 South Broad Street**

The application is for a lot adjustment to create Four (4) Lots as follows:

Parcel "A" (Broad Street frontage) = For a professional office and Six (6) dwellings

Parcel "B" (Broad Street frontage) = For a professional office and Six (6) dwellings

Parcel "C" (Juniper Street frontage) = For the erection of a structure for a 1-Family dwelling with roof deck, 2<sup>nd</sup> floor deck, and parking garage

Parcel "D" (Juniper Street frontage) = For the erection of a structure for a 1-Family dwelling with roof deck, 2<sup>nd</sup> floor deck, and parking garage

**1325 South 15<sup>th</sup> Street**

The application is for Three (3) dwelling units in an existing structure.

**PLEASE JOIN US!** WWW.SBSNA.ORG

**Hercules W. Grigos, Esquire**

Direct Dial: (215) 569-1569

E-mail: hgrigos@klehr.com

1835 Market Street, Suite 1400

Philadelphia, PA 19103

P 215-569-2700

F 215-568-6603

www.klehr.com

**Applicant:**

c/o Hercules W. Grigos, Esquire

Klehr Harrison Harvey Branzburg LLP

1835 Market Street, Suite 1400

Philadelphia, PA 19103

June 30, 2020

**Re: NOTICE TO REGISTERED COMMUNITY ORGANIZATION AND  
NEIGHBORING PROPERTY OWNERS  
PURSUANT TO 14-303(12)  
9898 E. Roosevelt Boulevard, Philadelphia, PA 19115**

Dear Registered Community Organizations and Property Owners:

This firm represents the applicant identified above. This is a notice of an upcoming **TELEPHONIC PUBLIC MEETING** to discuss the project described below.

**Property Description:**

9898 E. Roosevelt Boulevard, Philadelphia, PA 19115.

The property is zoned Auto-Oriented Commercial-2 (CA-2).

**Project Description:**

The project involves a change in use to fit out the interior of a site in the shopping center for use as a dental office.

**Refusal Summary:**

This project received a refusal because the proposed use, as a dental office, is not permitted in this zoning district.

A **TELEPHONIC PUBLIC MEETING** to discuss this proposal has been scheduled by the Greater Bustleton Civic League at the following date, time and location:

**Telephonic Public Meeting Date & Time:** July 8, 2020 at 7:00 p.m.

**Dial-In Information:** First dial (978)-990-5268. Listen to the instructions, and then dial access code 1095085 and then the # sign.

A site plan and project renderings are enclosed with this notice. Note that all participants will be muted during the call. Please send all comments, questions and concerns in advance of the meeting to Jack O'Hara, the President of Greater Bustleton Civic League, at [gbustleton@gmail.com](mailto:gbustleton@gmail.com). You can also leave a message with your comment, questions, or concerns with the Greater Bustleton Civic League at the following number: (215) 676-6890.



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

Greater Bustleton Civic League  
Jack O'Hara  
P.O. Box 51523  
Philadelphia, PA 19115  
(215) 673-9519  
Jackohara1@aol.com

Councilman Brian O'Neill  
10<sup>th</sup> Council District  
City Hall Room 562  
Philadelphia, PA 19107  
(215) 686-3422  
brian.o'neill@phila.gov

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.

Thank you for your attention to this matter.

Very truly yours,

*s/s Hercules W. Grigos*

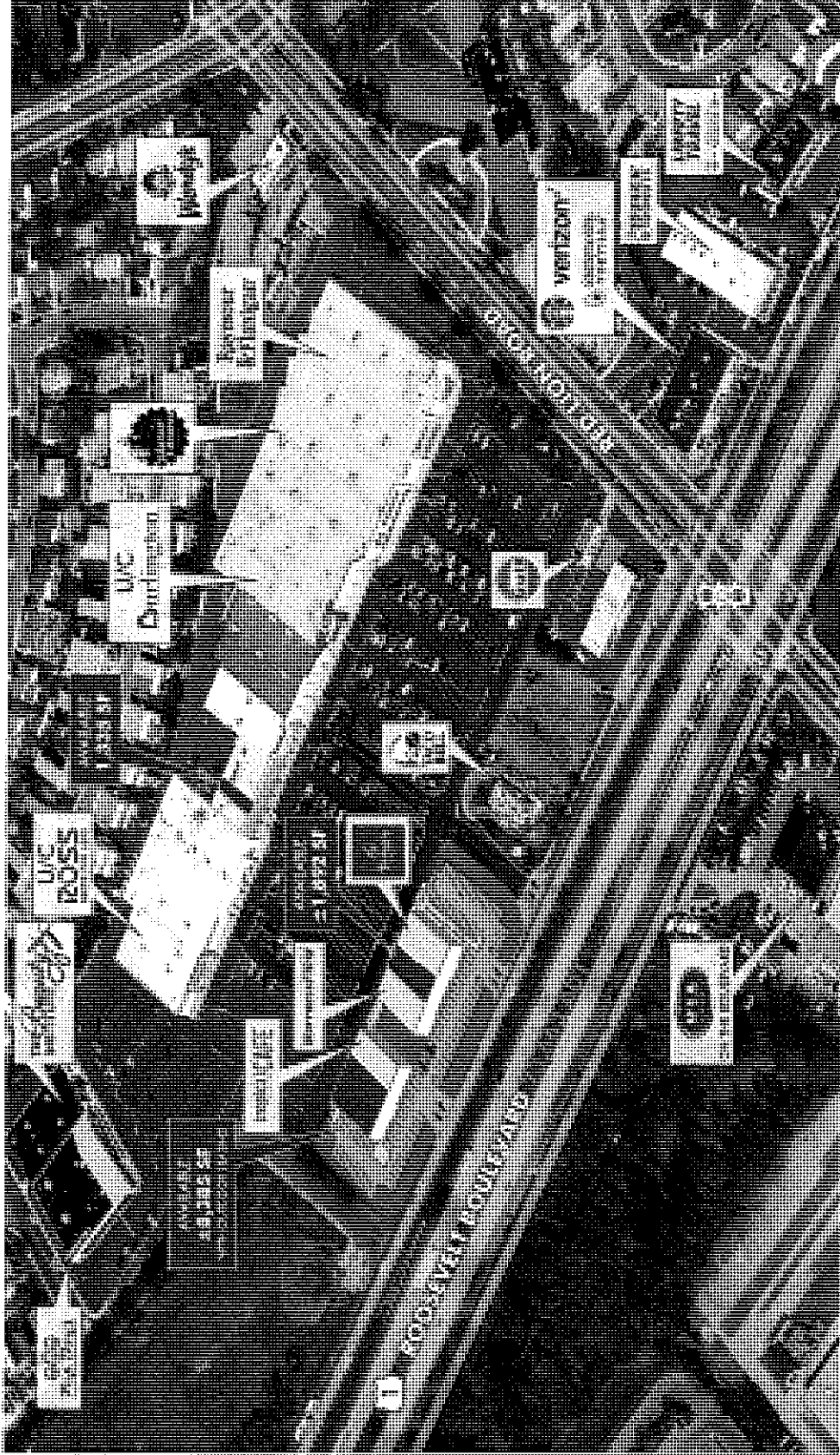
Hercules W. Grigos

For: KLEHR HARRISON HARVEY BRANZBURG LLP

cc: Augusta M. O'Neill, Esquire  
Office of Councilman Brian O'Neill – brian.o'neill@phila.gov  
Greater Bustleton Civic League – jackohara1@aol.com  
RCO – rco@phila.gov

# RED LION PLAZA

RETAIL



## CONTACT US

**Jim Creed**

First Vice President  
+1 610 834 8000  
jim.creed@cbre.com  
Licensed: PA, DE  
Licensed Salesperson: NJ

**CBRE, Inc.**

625 West Ridge Pike  
Building A, Suite 100  
Conshohocken, PA 19428  
T +1 610 834 8000  
F +1 610 834 1793

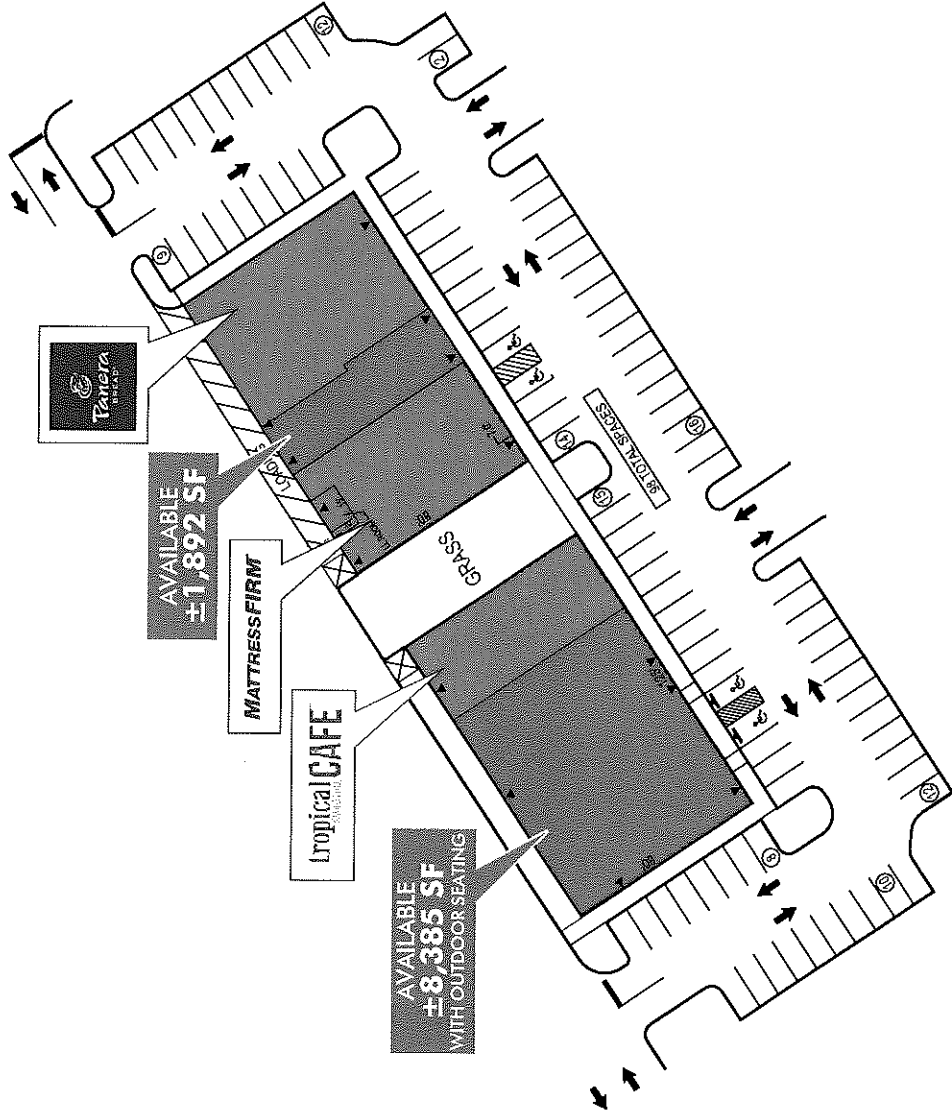
RED LION SHOPPING PLAZA  
9950 ROOSEVELT BLVD  
PHILADELPHIA, PA 19115

# CBRE

# RED LION PLAZA

RETAIL

## CONCEPTUAL REDEVELOPMENT SITE PLAN



### PROPERTY FEATURES

- + Strong national co-tenancy
- + Located at one of Philadelphia's most heavily traveled intersections with traffic counts exceeding 100,000 vehicles per day
- + Modern facade and outdoor patio opportunities
- + Ideal opportunity for food and service uses

### DEMOGRAPHICS

|                          | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Population (Est. 2018)   | 12,535   | 163,680  | 402,950  |
| Median Household Income  | \$59,178 | \$58,925 | \$57,953 |
| Average Household Income | \$75,046 | \$76,608 | \$76,608 |
| Daytime Population       | 25,459   | 156,588  | 376,023  |

CONTACT US: T +1 610 834 8000

[www.cbre.us/retail](http://www.cbre.us/retail)

**CBRE**

Trapeta B. Mayson and Vernon Gardner  
5225 Greene Street, Unit 2  
Philadelphia, Pennsylvania 19144

June 5, 2020

Dear Registered Community Organization or Neighbor:

This is a notification of a PUBLIC MEETING on June 23rd to discuss the project described below. All community members are invited to attend.

- **Property Description:** 6637 Germantown Avenue, Philadelphia, PA 19144 – Germantown and Hortter Streets; two story, mix used property. The property is zoned CMX-2/ Commercial District.
- **Project Description:** We are opening a Caribbean Restaurant (SweetSop Caribbean Café) on the first floor. There is a single family dwelling on the second floor. We are requesting a Special Exception for approval in this zoning district. The Special Exception is needed to offer Takeout option at our establishment, Code Reference TABLE 14-602-2. An email copy of the Zoning Application (#1043986) can be obtained via email – kergiema@aol.com.
- **Summary of Refusal:** A copy of the referral is enclosed.

The Mt. Airy Business Improvement District, as the Coordinating Registered Community Organization (RCO), has scheduled a PUBLIC MEETING on June 23rd to discuss the project. Due to COVID-19 precautions, the meeting will be held remotely through Zoom. You will be able to view the meeting and submit questions. If you do not have internet access, you will be able to participate by phone. Please note these important details:

**Public Meeting Date & Time:** Tuesday, June 23, 2020, 7:00 – 8:00 P.M.

**On-line Video-Conferencing Access:** To access the on-line meeting, you must pre-register by going to [www.mtairybid.com/zoning](http://www.mtairybid.com/zoning) and clicking on the registration link for this event. You will then be sent the specific log-in credentials no earlier than 12 hours prior to the start of the meeting on June 23<sup>rd</sup>.

**Conference Call Access:** If you do not have access to video conferencing, you may participate by phone as follows:

- Dial (301) 715-8592
- When prompted for Meeting ID enter: 967 7056 1067
- When prompted for a Password enter: 2818504

Please direct questions about accessing the meeting to Janis Risch at the Mt. Airy BID, 215-844-6492 or [info@mtairybid.com](mailto:info@mtairybid.com).

*Please review the zoning posters for the date of the PUBLIC HEARING to be held by the City of Philadelphia [Zoning Board of Adjustment or Civic Design Review Committee] 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 Office contact information**

City of Philadelphia, District 8, Councilmember Cindy Bass  
4439-a Germantown Avenue, Philadelphia, Pennsylvania 19144, 215-686-3424 or  
City Hall, Room 312, Philadelphia, Pennsylvania 19107

- **Registered Community Organizations**

1) 22nd Ward Democratic Committee Carla Cain [ccain2225@gmail.com](mailto:ccain2225@gmail.com)  
P.O. Box 27211, Philadelphia, PA 19118 P.O. Box 27211, Philadelphia, PA 19118 215-758-4405  
2) Mt. Airy Business Improvement District Janis Risch [janis@mtairybid.com](mailto:janis@mtairybid.com)  
P.O. Box 18879 Philadelphia, Pennsylvania 19119 215-844-6492

3) East Mt. Airy Neighbors Natalia Serejko [info@eastmountairy.org](mailto:info@eastmountairy.org)  
7301 Germantown Ave., Philadelphia, PA 19119 215-242-4170

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,

*Trapeta B. Mayson and Vernon Gardner*

cc:

District Council Office - 8<sup>th</sup> District  
Planning Commission - [rco.notification@phila.gov](mailto:rco.notification@phila.gov)  
22<sup>nd</sup> Ward Democratic Committee  
Mt. Airy Business Improvement District  
East Mt. Airy Neighbors  
Coordinating RCO ZBA - [rcozba@phila.gov](mailto:rcozba@phila.gov)