

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

*Johannes Jarka-Sellers and Lucy Bell Jarka-Sellers
616 Westview Ave.
Phila, PA 19119*

January 9, 2025

Re: *616 Westview Avenue*

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 Owner:

*Johannes Jarka-Sellers and Lucy Bell Jarka-Sellers
616 Westview Ave.
Phila, PA 19119*

Property Description:

Single Family home with detached garage.

Project Description:

*Applicant seeks a variance from 14-604.(1).(d) – Accessory Structure and Uses: Applicant seeks to convert an existing 378 sq. ft. garage into a private artist studio (a permitted use). The Code limits the structure to 130 sq. ft. Applicant is **not expanding** the existing footprint. Applicant will modify the roof, which may require zoning relief since the Code limits the height to 15'. Due to the slope of the ground surrounding the garage, Applicant seeks zoning relief in an abundance of caution.*

Summary of Refusal: *The foregoing requested relief was refused and referred to the Zoning Hearing Board for review.*

West Mount Airy Neighbors Inc. 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: *February 4, 2026 at 7:00 p.m. VIA ZOOM*

Location: : <https://bit.ly/WMANzoningmeeting>

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia *Zoning Board of Adjustment* **located at** 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 (or online, via Zoom) on the issue. The ZBA hearing date, along with hearing access instructions, can also be found at the ZBA hearing calendar site, here: <https://www.phila.gov/zba/appeals-calendar>

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

Council Member Cindy Bass – 8th District Office

4439A Germantown Ave

Philadelphia, PA 19144

215-685-9182/9183

Fax 215-685-9189

Charles L. Richardson Charles.Richardson@Phila.gov

Registered Community Organizations

22nd Ward Democratic RCO cefoster15@gmail.com

Friends of the Wissahickon marley@fow.org

West Mount Airy Neighbors Inc. josephine.g.winter@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,

Mark S. Danek, Esq. on behalf of Applicant

cc: District Council Office contact - Charles L. Richardson Charles.Richardson@Phila.gov

Planning Commission - rco.notification@phila.gov

Each affected RCO including the Coordinating RCO

ZBA at rcozba@phila.gov