

Notice from Zoning Applicants to RCOs and Neighbors

*Chestnut Law Firm
150 Monument Road, Suite 207
Bala Cynwyd, PA 19004*

June 19, 2023

Re: *5-7 W. Mt. Airy 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:

*LBS Realty Associates
1424 Heron Way
Chalfont PA 18914*

Property Description:

*5-7 Mt. Airy Avenue
Philadelphia, PA 19119
NCA Neighborhood Commercial Area Overlay District - Germantown Avenue - Mount Airy and
Germantown North Subarea*

Project Description:

Zoning Board of Adjustment hearing, PERMIT For an assembly and entertainment use in an existing structure with other existing uses in the same structure as previously approved. Indicate where copies of the zoning application and any related information can be obtained.]

Summary of Refusal: Please see attached a copy of referral

Josephine Winter 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: July 5, 2023 7:00PM

Location:

Join Zoom Meeting

<https://us02web.zoom.us/j/89442199083?pwd=Y2g4dXJKUUIJODBWME5MQ0wrSFZQQQT09>

Meeting ID: 894 4219 9083

Passcode: 487352

One tap mobile

+13126266799,,89442199083#,,,,*487352# US (Chicago)

+16465588656,,89442199083#,,,,*487352# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US
+1 309 205 3325 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US

Meeting ID: 894 4219 9083

Passcode: 487352

Find your local number: <https://us02web.zoom.us/j/89442199083>

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia *Zoning Board of Adjustment* via Zoom on the issue on August 9, 2023, at 9:30AM. 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:

District Councilperson

Cindy Bass – 8th District
4439A Germantown Ave
Philadelphia, PA 19144

Registered Community Organizations:

West Mount Airy Neighbors, Inc.
258 W Gorgas Ln, Philadelphia, PA 19119

Friends of the Wissahickon
40 West Evergreen Avenue Suite 108 Philadelphia, PA 19118

Mt. Airy Business Improvement District
P.O. Box 18879 Philadelphia, Pennsylvania 19119

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,
Kenniah Chestnut
Chestnut Law Firm

cc: *District Council Office – Cindy Bass*
Planning Commission - rco.notification@phila.gov
Josephine Winter, West Mount Airy Neighbors, Inc., Friends of the Wissahickon,
Mt. Airy Business Improvement District
ZBA at rcozba@phila.gov
