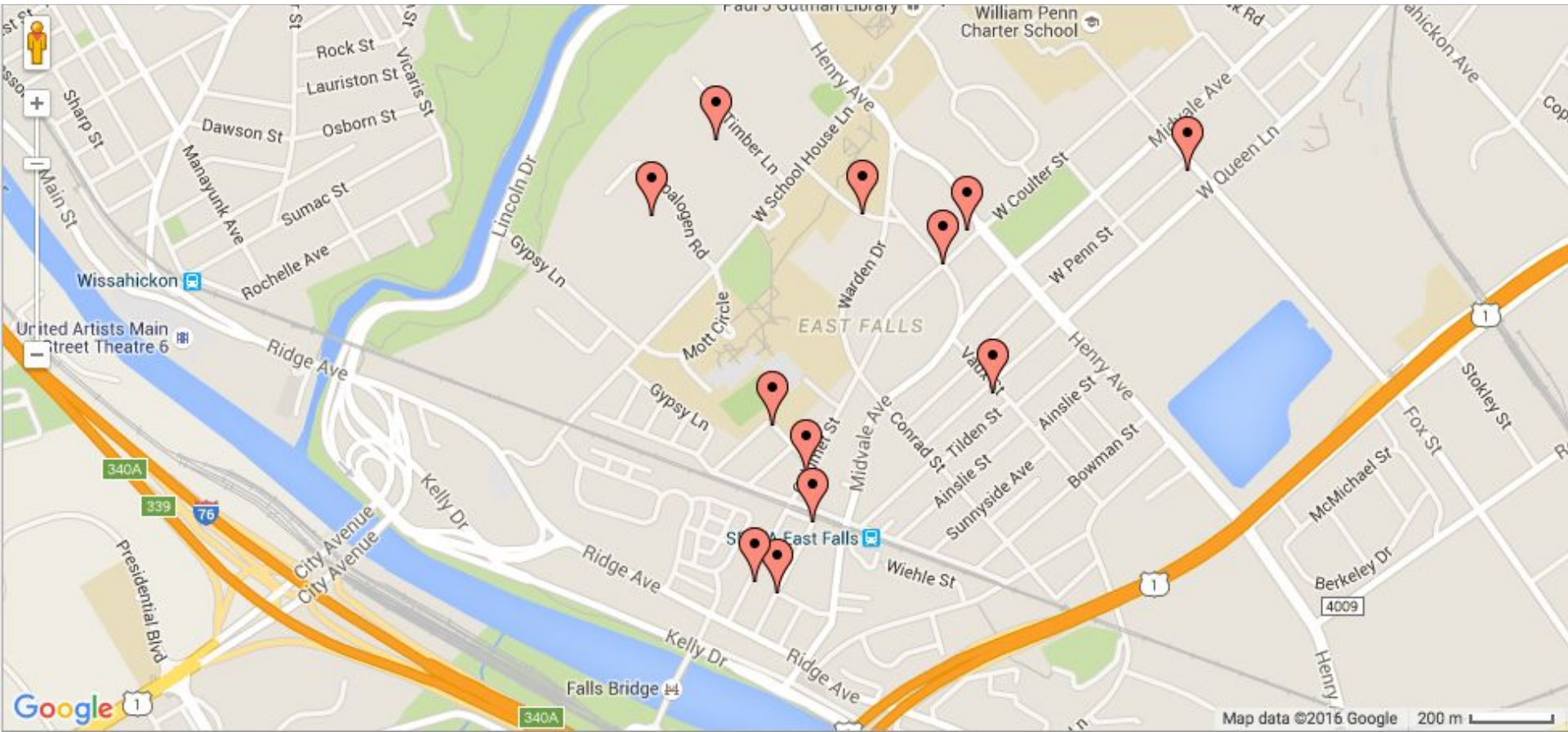
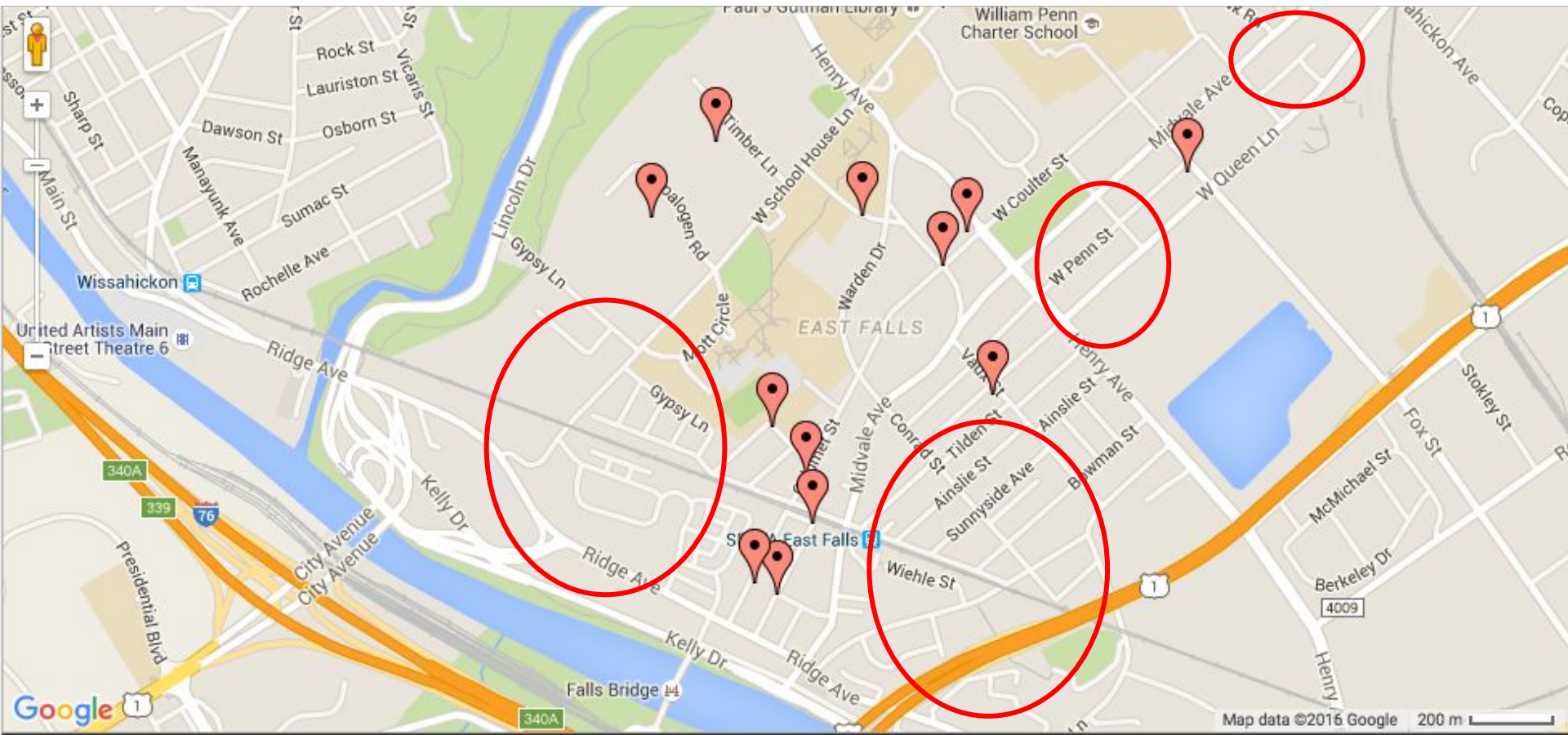


## Current EFCC Zoning Cmmtee Members Approx. Homes (missing 2 people):



**Current EFCC Zoning Cmmtee Members Approx. Homes + ○ = areas that are under: represented**



# City-provided letter to applicants:

PHILADELPHIA CITY PLANNING COMMISSION

PCPC

Gary J. ...  
Eric ...  
A ...

Joseph Symick  
Vice-Chair

Rob Dubow  
Patrick Eiding  
Bernard Lee, Esq.  
Elizabeth K. Miller  
Richard Nagin  
Nilda V's Ruiz, MBA  
Nancy Rogo-Trainer, FAIA, AICP

October 2011  
City of Philadelphia  
Philadelphia 19107  
RE: ...  
33rd ... Council District ... Permit #636598  
L ...

We are writing to inform you of your responsibilities under Section 14-303(12) of the Philadelphia Zoning Code to notify, in writing, all affected property owners and Registered Community Organizations (RCOs) of the Zoning Board of Adjustment hearing for the above-referenced property. **You are required to send notice within 10 calendar days of this correspondence (including all information contained in the attached "Templates for Zoning Applicant") and submit a copy to the District Council contact at [joshua.cohen@phila.gov](mailto:joshua.cohen@phila.gov), the Philadelphia City Planning Commission at [RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov), and the Zoning Board of Adjustment at [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov).**

- The affected RCOs are as follows:
- 38th Republican Ward, [agert3@earthlink.net](mailto:agert3@earthlink.net)
  - 38th Democratic Ward, [lw7780186@aol.com](mailto:lw7780186@aol.com)
  - East Falls Forward, [eff.avelez@gmail.com](mailto:eff.avelez@gmail.com)
  - East Falls Community Council, [bermabyw@aol.com](mailto:bermabyw@aol.com)

Notice to affected property owners must be delivered via regular mail or hand delivery. Please see the attached for a complete list of affected properties. Please be advised that addresses on this list may differ from those used by the U.S. Postal Service; it is the responsibility of the applicant to verify these addresses and to ensure notice is successfully delivered. If there are any discrepancies please contact the Planning Commission and we will undertake a thorough review and update the list, if need be. The notice must contain all of the information required by Section 14-303(12)(d), 1) of the Philadelphia Zoning Code. Refer to the attached templates regarding RCO & Zoning Applicant notification for additional guidance.

There are multiple affected RCOs. **East Falls Community Council shall serve as the Coordinating RCO.** You must contact the Coordinating RCO to schedule a public community meeting regarding your zoning application. The public community meeting must take place by November 30<sup>th</sup>, 45 days from October 16<sup>th</sup>, the filing date of your petition to appeal.

You may direct inquiries to [RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov). Please include council district and property address in subject line of all email correspondence. For additional information please visit:

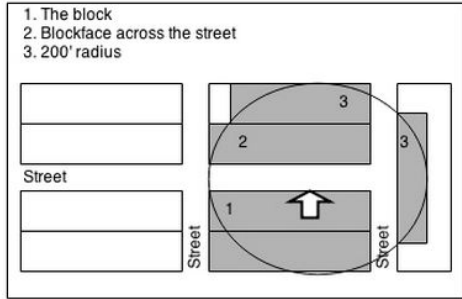
One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

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# City-provided notification list, and how they create it:

(a) Every property on the same block as the applicant's property; every property on the blockface across the street from any frontage of the applicant's property; and every property any portion of which is within 200 ft. of the applicant's property.



{For printable PDF version of image, click [HERE](#)}

## Additional Electronic Notice from the Commission.

(.1) The Commission shall provide an electronic copy of the notice it provides to applicants under subsection (b) to any organization that requests such notice and provides the Commission with an email address to which such notices can be sent.

## Initial Notice from the Applicant to RCOs and Others.

(.1) Within ten days after receiving the notice provided by the Commission under subsection (b), an applicant must provide written notice of its application to:

(a) Each RCO whose boundaries include the applicant's property, as set forth in the notice provided by the Commission under

ADDRESS	ZIP CODE
3102-18 W ABBOTTSFORD AVE	19129
3300 BOWMAN ST	19129
3302 BOWMAN ST	19129
3304 BOWMAN ST	19129
3306 BOWMAN ST	19129
3308 BOWMAN ST	19129
3310 BOWMAN ST	19129
3312 BOWMAN ST	19129
3314 BOWMAN ST	19129
3316 BOWMAN ST	19129
3318 BOWMAN ST	19129
3320 BOWMAN ST	19129
3322 BOWMAN ST	19129
3324 BOWMAN ST	19129
3326 BOWMAN ST	19129
3328 BOWMAN ST	19129
3330 BOWMAN ST	19129
3332 BOWMAN ST	19129
3334 BOWMAN ST	19129
3336 BOWMAN ST	19129
3338 BOWMAN ST	19129
3340 BOWMAN ST	19129
3342 BOWMAN ST	19129
3344 BOWMAN ST	19129
3346 BOWMAN ST	19129
3348 BOWMAN ST	19129
3350 BOWMAN ST	19129
3352 BOWMAN ST	19129
3354 BOWMAN ST	19129
3356 BOWMAN ST	19129
3358 BOWMAN ST	19129
3360 BOWMAN ST	19129
3414 BOWMAN ST	19129
3416 BOWMAN ST	19129
3418 BOWMAN ST	19129
3420 BOWMAN ST	19129
3422 BOWMAN ST	19129

## Pre-zoning update (and pre-RCO) EFCC Notification Requirements:

### **8. Notice to the Community:**

It is desirable that as many potentially affected residents as possible have notice of the issues to be considered by the Committee.

Notice shall be given as follows, at least one week before the regular meeting date:

(1) The applicant shall provide notice to potentially affected residents by, at a minimum, posting a notice on each site to be considered and on telephone poles within 2 blocks of each such site. The Chair shall provide the form and content of the Notice.

(2) The applicant shall deliver a Notice to each residential property within 500 feet of applicant's site. The Chair shall provide the form and content of the Notice. The Chair shall consider whether greater notice is appropriate on a case-by-case basis, taking into consideration the range of potentially affected residents. The applicant shall be responsible for production, posting, and delivery of notices unless the Chair determines that the Committee should undertake that responsibility. The Chair shall cause random checks to be made to ensure proper distribution. Applicants shall remove Notices on poles within 5 days after the meeting.

(3) The Committee Chair shall send notice of the meeting agenda by email to EFCC members, have it posted on the EFCC website, and published in The Fallser newspaper.

## Summary of Updated Procedures:

- Agenda set by first of the month (1/20/16 Zoning mtg, Agenda for that mtg set as of 1/1/16)
- Notification we require of applicants will now mirror the City's requirements
  - Make it simple, so it happens
  - These are likely to change anyway.....
- Additional notification is on us (EFCC Zoning Cmmttee + neighbors)
  - Consistent physical posting @ several community centers (library, train station, other)
  - We could not agree on an escalation scenario that was fair
  - If it matters, we should do it
- More so than ever, we need to build out a resilient communications network
- We also appointed a Zoning Cmmttee Correspondence Secretary, so consistent meeting minutes are back, and will be posted on our website (goal is by the first week of the next month)
- Website update

## **Tentative Upcoming Agenda:**

- January - Phila U
- February - Planning Commission Re Mapping
  - We may schedule this on a Tuesday or Thursday to facilitate our planner's schedule