



July 14, 2015

Nicholas A. Cuce, Esq.
717 Constitution Drive, Suite 201
Exton, PA 19137

RE: Required Neighborhood Notice and Meeting for Zoning Application concerning 6307 Ridge Avenue, Council District #4, Permit #591926

Dear Mr. Cuce,

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 this notice within 10 calendar days of this correspondence and submit a copy to the District Council contact at joshua.cohen@phila.gov, the Philadelphia City Planning Commission at RCO.Notification@phila.gov, and the Zoning Board of Adjustment at RCOZBA@phila.gov.**

The affected RCOs are as follows:

- Friends of the Wissahickon, mccarthy@fow.org
- Central Roxborough Civic Association (CRCA), don@crca.us
- Roxborough Development Corporation, james@roxborough.us
- Ridge Park Civic Association, mgschleifer2@verizon.net

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. **Central Roxborough Civic Association (CRCA) 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 August 10th, 45 days from June 26th, the filing date of your petition to appeal.

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

<http://www.phila.gov/CityPlanning/projectreviews/Pages/RegisteredCommunityOrganizations.aspx>

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One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

Thank you for your cooperation.

CC: joshua.cohen@phila.gov
RCO.Notification@phila.gov
RCOZBA@phila.gov
mccarthy@fow.org
don@crca.us
james@roxborough.us
mgschleifer2@verizon.net