

Minutes for March 3, 2022 CRCA Meeting

Welcome by Mike Katra, Vice President CRCA

Review & approval of minutes for February 2022

Important Announcements

- A reminder to renew membership at the CRCA website

Variance Review - Alex Fidrych Zoning Co-chair

443 Martin St - Walter Hodge, owner

- 443 Martin Street is a CMX1 building, variance is being sought for use as 2 family use which is not permitted due to adjacent RSA zoning
- History is given of residential and commercial rental at this property etc. Property has been in his family for some time.
- Seeks to legalize current use as a duplex
- An adjacent neighbor was concerned about the use of 2 parking spaces where it was previously only 1 space
- Discussion concerning impervious surfaces and 2 car parking and owner should consider additional plantings and greenspace
- Poll was launched and the majority supported the application for 2 units

537-39 Jamestown - Eric Marshall and attorney Richard Demarco

- ZBA hearing scheduled for 4/20, 2PM
- Proposal for a 24 unit building with 24 parking spaces in RSA3 district
- Proposal conforms with all dimensional requirements and variance needed for the use as a mutli-family dwelling
- Plans were presented and many questions answered by Eric & Richard
- Neighbor concerns over density, sanitation, parking, traffic and how multifamily would change the character of the neighborhood
- Poll conducted and results were unanimously opposed
- Discussion on how neighbors can be involved and potential next steps

2021 Treasurer's report - Erin Bishop (CRCA Treasurer)

- Income and Expenses for 2021 as detailed in the report
- Chuck Broadbent moves to audit the report
- This is approved

Other Announcements

Updates from Representative Pam Delissio

- Reminder about using mail-in ballots, votes can register/request at vote.pa.gov
- Primary will be May 17, 2022
- 2 free “shred” events are coming up
 - April 9 Lower Merion
 - May 7 at Main Street Movie Theater
- Governor Wolfe has proposal to appropriate 1.7B USD in American Rescue Plan funds
- Discussion of “PA Opportunity Program”
- Upcoming March 16 2022 115th Town Hall on Zoom and Facebook
- Budget Hearings are happening this month in the House and Senate
- Please email with questions RepDeLissio@pahouse.net

Zoning Updates

5817 Henry Avenue variance application was withdrawn

4112 Pechin Street Zoning Hearing is continued to May 17 9:30AM

VRHD Updates - John Carpenter

- 2 public meetings and recordings are available on the CRCA website
- Next meeting is with the Historical Commission Committee, April 20
- Link for that zoom meeting is on CRCA website
- More questions email john@crca.us

Two-on-Tuesday Starting up for 2022

- Group of as many as 250 volunteers
- Work to maintain and improve public green spaces
- Schedule on the Rox Conservancy website
<https://roxboroughmanayunkconservancy.org/park-clean-ups>

New business

4550 Mitchell St - Art Verbrugge

- New project of 38 apartment units where Adobe Cafe was located
- There is not an opportunity in this project for the CRCA but we are working to change the context for these sorts of projects.
- Discussion follows about whether there will be an application for variance in this project.

Question and comment from someone about the announcement of VRHD ahead of the official Philadelphia Historical Commission letter.

CRCA representatives should address their district so that people can voice concerns ahead of the meeting even if they can't attend.

A lot of dogs are killing grass and plants when being walked.

Motion and approval to close meeting

- Throughout the meeting, 59 people were in attendance, including presenters. People were able to raise their hands to speak, or use the Chat function.
- Meeting was administered by multiple board members.