



WISSAHICKON INTERESTED CITIZENS ASSOCIATION

Representing the area bounded by the Wissahickon Creek,
Hermit Street, Ridge Avenue and Henry Avenue

WICA Zoning Committee – March 27, 2017 – Minutes

The meeting was called to order at 7:35PM. In attendance were 47 neighbors, including: a quorum of the WICA board, Janet Anderson, Vaughan Piccolo, Suzanne Hagner, Dan Troup, and the Zoning Committee Chair, Jeff Allegretti; and a quorum of Zoning Committee including Chris Moore, Bernardino Allegretti, Chip Roller, David Decca, Sandy Zanetto, Rita Linguiti, Lisa Wexler, Joe Wright, Erica Steelman, Geoff Brock, Kathryn Barnhardt, Debbie Lobel, and Tom Shannon. Others in attendance included Josh Cohen, Deputy Chief of Staff to Councilman Curtis Jones, the development team for the proposed 5-story mixed-use development at 5102 Rochelle Ave., Nate Torrok, principal for Rock Construction and Development, Brett Feldman, attorney for the developers, and Judy Robinson, architect for the developers. The agenda and issues discussed were:

5102 Rochelle Ave. Jeff Allegretti introduced the proposed development by providing those present with the background of the community zoning remapping process that had just taken place, through which this parcel had been designated to be remapped as CMX-2. He provided a fact sheet about what was permitted under this designation (see attached). He asked the neighbors to be respectful in their questioning of the development team.

Attorney Brett Feldman presented an overview of the proposed development, 5-story, 40 unit development with 12 parking spots and 2,000 square feet of commercial at the street frontage. He explained that the developer received a zoning refusal for the current zoning of this parcel, CA-1 (auto oriented commercial) not for the remapped use. He said the developer was interested in finding a way to make the development consistent with the interests of the community to have commercial mixed use at this location, and had already amended the plans to add 2,000 square feet of commercial, that was not part of the plans submitted for the refusal. The development team took questions for over an hour from the neighbors. There were repeated stated concerns about the impact of increase in traffic in a neighborhood with children (a number of whom were present and also asked questions) as well as the impact on parking that 40 new units would bring. The development team said they understood those concerns and offered to work with the neighbors to mitigate those impacts. They also offered to target the kinds of retail the neighbors would find most desirable, and said they would welcome additional meetings to allow them to alter their plans in a way that would make the project more in keeping with the community’s vision for this location. At the conclusion of the questioning, the developers left the room and the neighbors and WICA members discussed the options before them. A secret ballot vote was taken; the 33 attendees who were still present voted as follows:

WICA Zoning Committee Meeting 3-27-2017 - Vote Tally re: 5102 Rochelle Ave.

VOTE	Members		Non Members		TOTAL
	Near Neighbors	Others	Near Neighbors	Others	
SUPPORT	0	0	0	0	0
NON-OPPOSE	0	0	0	0	0
OPPOSE:					33
No alternative offered	0	0	5	0	5
Seek application of CMX2 and overlay guidelines to be enacted next month	1	7	2	3	13
Seek compromise consistent with CMX2 goals, but would also allow for parking	2	8	1	4	15
TOTALS	3	15	8	7	33

Based on this vote, the Zoning Committee agreed to work with the developer to make changes to the project that would make it consistent with CMX2, keeping in mind that option makes not provision for parking, albeit for a smaller building.

283 Rochelle. Jeff Allegretti update the group on the hearing for a variance application to legalize an illegal conversion of a single-family building to a two-family building. The rescheduled hearing was scheduled for March 28th at 9:30AM, and he made an appeal for volunteers to attend to reflect the community's opposition.

5255 Ridge Ave. Jeff Allegretti handed out zoning plans for the proposed demolition of the Commissary Market and the erection of mixed used building for "retail sales of food beverages and groceries in tenant space a (1st floor), vacant commercial in tenant space b (1st floor) and multi-family household living (ten (10) dwelling units) on the 2nd through 4th floors; with eleven (11) accessory, surface parking spaces including two (2) accessible spaces, one of which is van accessible. He said the Planning Commission had erred, at their own admission, in allowing this permit to be issued, as it did not provide for the requirement for 10% interior landscaping and 5-foot landscape buffer. The group discussed options for dealing with the mistake, including whether to file an appeal of the issuance of the permit.

5312 Ridge Ave. Jeff Allegretti informed the group of the issuance of a permit by the City for the proposed demolition of PZS Architects building for the erection of 4-story mixed use building with "fresh food market [and] green roof...and multi-family household living (thirty-six (36) dwelling units) on the 1st through 4th floors. Roof deck for use by residential tenants. Ten (10) class 1a bicycle parking spaces to be provided within the structure and on an accessible route." He said he had a conversation with the owners listed on the permit, who he knew, but they said they had not been the owners of this parcel for decades. The group decided to reach out to the owners and ask that they consider some community feedback on their design.

Code Watch Training: Jeff Allegretti announced that at the next Zoning Committee meeting, there will be a training on the use of 311 and phila.gov zoning archive research, to enable citizens to act independently on researching and reporting errant uses so that the RCO need not always be in the position of enforcer.

The meeting was adjourned at 9:35PM



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Lower Ridge Avenue Rezoning and Overlay Requirements

Area covered: Ridge Ave from Hermitage to Sumac, one-block East and West of the Ridge.

Requirements:

Façade Controls

L&I shall not issue a building permit until the Commission has reviewed plans of the facade and has determined that the proposed facade is in compliance with all of the following:

(.1) At least 65% of ground floor building facades shall be clear glass. Reflective, frosted, or tinted glass does not count towards this percentage;

(.2) The sill height for first floor windows on Ridge Avenue shall be no more than two ft. six in. above the ground floor level; [and]

(.3) Public entrance doors should be at least 50% glazed or transparent when fronting on a public right-of-way. In the case of corner lots, this applies to any side fronting a public right-of-way[.];

(.4) Outdoor lighting shall not include flood lighting, high-pressure sodium lamps, or flashing lights;

(.5) Awnings shall not project more than 4 ft. into the public right-of way, provided that nothing in this Section shall relieve a property owner from the requirement of an encroachment ordinance; and

(.6) Mechanical systems shall be set back at least 10 ft. from the street line.

Signs.

(.1) The following signs shall be prohibited:

(.a) Internally illuminated signs and awnings.

(.b) Animated illumination signs.

(.c) Digital display.

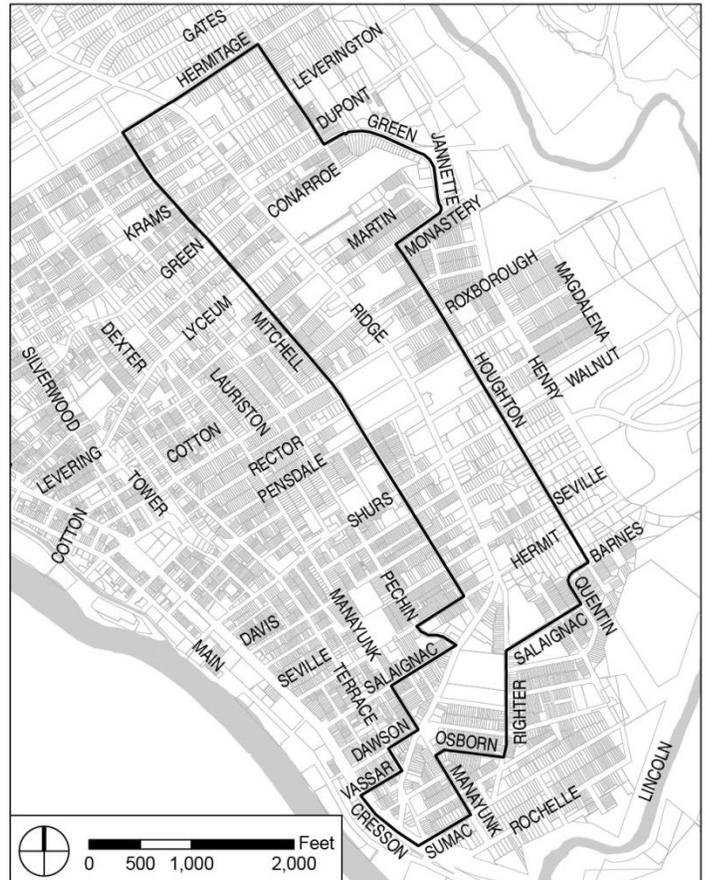
(.d) Freestanding signs.

(.e) Non-accessory signs.

(.2) The maximum area of signs shall be either 40 sq. ft. total per building frontage or the maximum area allowed in Table 14-904-1 (Accessory Sign Controls for Specific Zoning Districts), whichever is more restrictive.

(.3) Where permitted, only one window sign can be placed in each window located above the first floor.

(.4) The total area of window signs on doors shall not exceed 10% of the total transparent glazed area of all glass doors.



 Ridge Avenue (only applies to properties zoned CMX-2, CMX-2.5, or CMX-3)

Height.

Buildings in the CMX-2.5 or CMX-3 district may not exceed 45 ft. in height.

Use Regulations.

(.1) Prohibited Uses

In addition to uses prohibited under base zoning, the following uses shall also be prohibited:

- (.a) Freestanding tower wireless service facilities.
- (.b) Moving and storage facilities.
- (.c) Personal care homes.
- (.d) Non-accessory parking.
- (.e) Drive-throughs.

(.2) Special Exceptions.

In addition to uses requiring a special exception under base zoning, the following uses shall also require a special exception:

- (.a) Business and professional offices.
- (.b) Business support.
- (.c) Group day care.
- (.d) Research and development.
- (.e) Medical, dental, and health practitioner offices.
- (.f) Take-out restaurants.

(.3) For buildings in the CMX-2 and CMX-2.5 district, the maximum number of dwelling units is calculated by the lot area and the height of the structure. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number. The following standards shall apply:

- (.a) For structures 38 ft. in height or less, a minimum of 500 sq. ft. of lot area is required per dwelling unit.
- (.b) For structures greater than 38 ft. in height, a minimum of 360 square feet of lot area is required per dwelling unit.

Parking.

- (.1) Accessory parking shall be provided in a surface lot, not a garage.
- (.2) Parking for residential units in the CMX-2.5 district shall meet the following standards, notwithstanding any other parking requirements set forth in this Zoning Code.

Table 14-503-6: Required Parking

	Minimum Required Parking Spaces (spaces per unit)
Residential Use Category (as noted below)	
Household Living (as noted below)	
5 units or less	0
Greater than 5 units	3/10

Map A10 Existing Zoning



Zoning Districts

- RSA-3/RSA-5 Residential Single-Family Attached;
 RSD-1/RSD-3 Residential Single-Family Detached;
 RTA-1 Residential Two-Family Attached; RM-1 Residential Multi-Family
- CA-1 Auto-Oriented Commercial
- SP-PO-A, Parks and Open Space



Map B10 Proposed Zoning



Zoning Districts

- RSA-3/RSA-5 Residential Single-Family Attached;
 RSD-1/RSD-3 Residential Single-Family Detached;
 RTA-1 Residential Two-Family Attached; RM-1 Residential Multi-Family
- CMX-2 Commercial Mixed-Use
- SP-PO-A Parks and Open Space

