

**Notice from Zoning Applicants to RCOs and Neighbors**  
**(Coordinating RCO Has Scheduled the VIRTUAL Public Community Meeting)**

APPLICANT'S COUNSEL:

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January 24, 2023

Re: 559 Righter Street, Philadelphia, PA 19128

Zoning Board hearing by internet and telephone on April 19, 2023 at 2:00 PM

Dear Registered Community Organization or Neighbor:

This is a notification of a VIRTUAL PUBLIC MEETING on **Wednesday, February 15, 2023 at 7:00 PM** 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 Description:** The property is a corner lot featuring a building on the Philadelphia Register of Historic Places called the Amos Barnes Hotel building, zoned RSD-1 and located in the 4th Councilmanic District. The property is also within the Fourth District Area of the Fourth District Overlay District (FDO - Fourth District Area), and the Wissahickon Neighborhood Conservation Overlay District (NCO - Wissahickon).

**Project Description:** This project proposes the erection of a detached structure on the same lot as the historic Amos Barnes Hotel structure, and the renovation of the historic structure. The new structure is proposed to contain sixteen (16) dwelling units. The historic structure currently contains four (4) dwelling units; the project proposes to retain four (4) dwelling units in the historic structure, and to introduce a new use of Business and Professional Offices as well. The property would feature twenty-one (21) accessory surface parking spaces (including one (1) van-accessible ADA space and one (1) electric vehicle parking space), and seven (7) Class 1A bicycle parking spaces.

Copies of the zoning application and any related documentation can be found at the offices of the Zoning Board of Adjustment at One Parkway Building, 1515 Arch Street, 18th Floor, Philadelphia, PA 19102.

The project has been approved by the Philadelphia Historical Commission. **The project also requires zoning variances from the Zoning Board of Adjustment, which will be considered by the Zoning Board of Adjustment on April 19 at 2:00pm.** The upcoming February 15 virtual public community meeting concerns these zoning variances. Details of both the February 15 public meeting and the public April 19 Zoning Board hearing are provided below.

**Wissahickon Interested Citizens Association (WICA)** is the Coordinating Registered Community Organization, and has scheduled a VIRTUAL PUBLIC MEETING to be held BY ZOOM TELECONFERENCE to discuss the zoning variances at the following date and time:

**WEDNESDAY, FEBRUARY 15, 2023 at 7:00 PM**

***Meeting ID:*** 874 1721 7610 ***Password:*** 633406

**INTERNET LINK:**

<https://us02web.zoom.us/j/87417217610?pwd=aHZVd3hzV2xUYzUrUUQ2RkJSelhkdz09>

**OR DIAL BY PHONE:** +1 929 205 6099 or 1-301-715-8592

The Philadelphia Zoning Board of Adjustment will then hold a VIRTUAL PUBLIC MEETING on this project to be held BY ZOOM TELECONFERENCE at the following date and time:

**WEDNESDAY, APRIL 19, 2023 at 2:00 PM**

***Meeting ID:*** 820 8829 2595 - ***Password:*** 634842

**INTERNET LINK:** <https://zoom.us/join>

**OR DIAL BY PHONE:** 646-876-9923

Further information regarding participation in the Zoning Board of Adjustment hearing can be found at: <https://www.phila.gov/departments/zoning-board-of-adjustment/>

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

**Roxborough Development Corporation:** [michael@roxboroughpa.com](mailto:michael@roxboroughpa.com)

**Wissahickon Interested Citizens Association:** [president@wissahickon.us](mailto:president@wissahickon.us)

**Friends of the Wissahickon:** [tittmann@fow.org](mailto:tittmann@fow.org)

**21st Ward Democratic Committee:** [dems21stward@gmail.com](mailto:dems21stward@gmail.com)

**Office of the Hon. Councilman Curtis Jones:** City Hall Rm., (215) 686-3416

[Joshua.Cohen@phila.gov](mailto:Joshua.Cohen@phila.gov)

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.

CC: [rco.notification@phila.gov](mailto:rco.notification@phila.gov), [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov), [michael@roxboroughpa.com](mailto:michael@roxboroughpa.com), [president@wissahickon.us](mailto:president@wissahickon.us), [tittmann@fow.org](mailto:tittmann@fow.org), [dems21stward@gmail.com](mailto:dems21stward@gmail.com), [Joshua.Cohen@phila.gov](mailto:Joshua.Cohen@phila.gov)

Sincerely, Rachael J. Pritzker, Esq.