

VIRTUAL MEETINGS – ZONING NOTICE & CIVIC DESIGN REVIEW NOTICE

4501 Woodhaven Road

September 20, 2022

4501 WOODHAVEN HOLDING LLC
380 Red Lion Rd – Suite 202
Huntingdon Valley PA 19006

Dear Registered Community Organization or Neighbor:

This is a notification of **VIRTUAL, ON-LINE, VIDEO PUBLIC MEETINGS** to discuss the project described above. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to participate.

- 4501 WOODHAVEN HOLDING LLC is the owner of 4501 Woodhaven Road, which is a shopping center. J9 Builders is the developer (the Developers).
- **Project Description:** Within the shopping center, the Developers propose to: (1) Demolish an existing building; (2) construct a 4-story, detached building for use as visitor accommodations having hotel units and amenities; (3) within the shopping center that has 1,554 parking spaces; and (4) with related building and site improvements, as per the submitted zoning plans.
- Developers recently filed a Zoning Permit Application with the Department of Licenses and Inspections (L&I) for the Project.
- The property is located in a CA-2 Commercial Zoning District.
- **Summary of Zoning Refusal Letter:** In response to the Application, L&I issued a Refusal Letter because (1) the visitor accommodation (hotel) use is not a permitted by-right use, and (2) the proposed building would have a height of 52'-9", where a maximum height of 38 feet is permitted. Upon receipt of the Refusal Letter, Developers filed an appeal to the ZBA for variance relief.
- **Summary of Civic Design Review Referral:** Also in response to the Application, L&I issued a Civic Design Review (CDR) Referral Letter because the Project will create more than 50,000 square feet of new construction. Accordingly, the Project must proceed through the City's Civic Design Review (CDR) process for advisory design comments before Developers can obtain its building permits to construct the Project.
- As a neighbor within 250 feet of this property we are notifying you of this matter. Developers have contacted Millbrook Civic Association, Franklin Mills Advisory Committee, Northeast Community Civic Alliance, and Councilman Brian J. O'Neill.
- Millbrook Civic Association is the coordinating Registered Community Organization (RCO) for this Property as recognized by the City.
- Millbrook Civic Association, as the Coordinating RCO, has scheduled an **IN PERSON PUBLIC MEETING** in advance of a public ZBA and CDR hearings to discuss the project at the following date, time, and location: **Thursday, September 27, 2022 at 7:00 p.m., at Calvary Athletic Association, 4330 Deerpath Lane, Philadelphia, PA 19154.**
- Copies of the Zoning Permit Application, related ZBA appeal and CDR information for this project can be obtained at the RCO or at:

The Department of Licenses & Inspections (L&I)
Attention: Cheli Dahals
Municipal Services Building – Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Klehr Harrison Harvey Branzburg LLP
c/o Ronald J. Patterson, Esquire
1835 Market Street – Floor 14
Philadelphia, PA 19103
(215) 569-4585

- Please review the zoning posters for the date of the **VIRTUAL PUBLIC HEARINGS** to be held by the ZBA, on October 26, 2022,

o Join Zoom Meeting

<https://zoom.us/j/93906015441?pwd=SU9xcFR2UEtaV3ovYVJlVWIBzVWVM3Zz09>

- The CDR hearing has not yet been scheduled.
- For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

- District Council (Alice.Udovich.Goodman@phila.gov)
- Millbrook Civic Association (Millbrookcivic@verizon.net)
- Franklin Mills Advisory Council (jfi4@verizon.net)
- Northeast Community Civic Alliance (Thomas.neveil@gmail.com)

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: Councilman Brian J. O'Neill (Alice.Udovich@phila.gov; Millbrook Civic Association (Millbrookcivic@verizon.net)
Northeast Community Civic Alliance (Thomas.neveil@gmail.com); Franklin Mills Advisory Council (jf44@verizon.net)
RCO.Notification@phila.gov; RCOZBA@phila.gov



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: **Refusal** **Referral**

Application Number: ZP-2022-003822	Zoning District(s): CA1	Date of Refusal: 6/25/2022
Address/Location: 4501 WOODHAVEN RD, Philadelphia, PA 19154-3145 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Stephanie Boggs-Magagna Esq DBA: KLEHR HARRISON HARVEY BRANTZBU	Applicant Address: 1835 Market St Suite 1400 Philadelphia, PA 19103 USA	

FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE ON LOT (UNIT# 4 AND UNIT# 5) ON THE SAME LOT WITH ALL STRUCTURES AND USES REMAINS.

FOR THE ERECTION OF A DETACHED STRUCTURE (MAX 52.6' HIGH), FOR A VISITOR ACCOMMODATIONS WITH ACCESSORY AMENITIES WITH 1,554 ACCESSORY PARKING SPACES INCLUDING WITH 84 ACCESSIBLE SPACES AND WITH SEVEN (7) LOADING SPACES (EXISTING +PROPOSED) AND WITH 46 BICYCLE SPACES

SIZE AND LOCATION AS SHOWN IN THE APPLICATION.



The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>		
			<u>ALLOWED</u>	<u>PROPOSED</u>
Table 14-701-3:	Dimensional Standards for Commercial Districts	MAXIMUM HEIGHT(FT)	38'	52.6'

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

CIVIC DESIGN REVIEW MUST BE FINISHED PRIOR TO HEARING

Parcel Owner:

Cheli Dahal

CHELI DAHAL
PLANS EXAMINER

6/25/2022
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St, 4th Fl, Philadelphia, PA 19102 within 30 days of date of Refusal/Referral. Please see www.phila.gov for more information.