

## Legislation Details (With Text)

---

**File #:** 220040      **Version:** 0      **Name:**  
**Type:** COMMUNICATION      **Status:** PLACED ON FILE  
**File created:** 1/20/2022      **In control:** CITY COUNCIL  
**On agenda:**      **Final action:**  
**Title:** January 18, 2022

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning without my signature Bill Number 210744, which was passed by Council at its session on December 9, 2021. Bill Number 210744 would amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Germania Street, Arendell Avenue, Delaware Avenue, and Linden Avenue.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. The PCPC noted that the block's primary use is for single-family detached homes, with just under half of the Delaware Avenue frontage devoted to a restaurant and bar, and its associated parking lot. The restaurant and bar is currently operating pursuant to a zoning variance that includes a proviso limiting the expansion of its operations. The PCPC noted concerns that the remapping is not reflected in the North Delaware District Plan and, while it would bring the zoning into conformance with the current use, it would also effectively remove any limits on the expansion of that use.

For these reasons, I am returning without my signature, Bill Number 210744.

Respectfully,  
JAMES F. KENNEY  
Mayor

**Sponsors:****Indexes:****Code sections:****Attachments:**

Date	Ver.	Action By	Action	Result	Tally
1/20/2022	0	CITY COUNCIL	READ AND FILED		

January 18, 2022

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning without my signature Bill Number 210744, which was passed by Council at its session on December 9, 2021. Bill Number 210744 would amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Germania Street, Arendell Avenue, Delaware Avenue, and Linden Avenue.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. The PCPC noted that the block's primary use is for single-family detached homes, with just under

half of the Delaware Avenue frontage devoted to a restaurant and bar, and its associated parking lot. The restaurant and bar is currently operating pursuant to a zoning variance that includes a proviso limiting the expansion of its operations. The PCPC noted concerns that the remapping is not reflected in the North Delaware District Plan and, while it would bring the zoning into conformance with the current use, it would also effectively remove any limits on the expansion of that use.

For these reasons, I am returning without my signature, Bill Number 210744.

Respectfully,  
JAMES F. KENNEY  
Mayor