

**PHILADELPHIA CITY PLANNING COMMISSION**  
**EMERGENCY REGULATION AMENDING PREVIOUS REGULATION**  
**REGARDING PUBLIC MEETING NOTICE REQUIREMENTS FOR ZONING HEARINGS**  
**AND OTHER RELATED MATTERS**

*Whereas*, on March 22, 2020, as part of a series of emergency declarations and orders, the Mayor and Health Commissioner issued an Emergency Order Temporarily Prohibiting Operation of Non-essential Businesses to Prevent the Spread of COVID-19 (“Emergency Order”), which was approved as a regulation of the Board of Health on March 26, 2020 (effective March 27, 2020) and has since been followed by subsequent declarations, orders and regulations; and

*Whereas*, as part of a series of emergency declarations and orders, the Mayor and Health Commissioner determined on May 29, 2020, that Philadelphia could move to the Commonwealth’s “Yellow Phase,” with additional, Philadelphia-specific restrictions that would apply in addition to restrictions established by the Governor, including limitations on outdoor dining, and to implement that decision, executed an Order entitled “Emergency Order Allowing Limited Reopening of Businesses, Advising Philadelphians that they are Safer at Home, and Establishing Safety Measures to Prevent the Spread of 2019 Novel Coronavirus (COVID-19): Yellow Phase of Reopening” (“Yellow Phase Order”) to become implement that decision, effective on the date determined by the Governor that the City of Philadelphia should move into the Yellow Phase, on June 5, 2020; and

*Whereas*, on June 17, 2020, the Philadelphia City Planning Commission (“Commission”) adopted an Emergency Regulation Regarding Public Meeting Notice Requirements for Zoning Hearings and Other Related Matters, which temporarily altered the process for filing appeals, providing for notices of public meetings and hearings, and related matters, as were deemed necessary in order to allow hearings by the Board to resume; and

**Whereas**, the aforementioned regulations of June 17, 2020 were subsequently amended on October 21, 2020, by establishing timelines for certain Registered Community Organization meetings required for Civic Design Review Committee meetings and Zoning Board of Adjustment hearings;

**Now therefore**, Pursuant to its powers as set forth at Section 8-407 of the Philadelphia Home Rule Charter, and Section 14-303(12)(g) of the Philadelphia Code, the Commission hereby amends its Emergency Regulations Regarding Public Meeting Notice Requirements for Zoning Hearings and other Related Matters, as amended, as follows:

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1. “Affected Period.” Means the period beginning on March 13, 2020, through [January 31] *June 1, [2020] 2021*, unless further extended by the Commission.

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**Pursuant** to the Mayor’s March 11, 2020, Declaration of Extraordinary Circumstance that allows regulations related to addressing the pandemic to become effective immediately upon transmission to the Department of Records, this emergency regulation shall be effective immediately.

**Words in [brackets] are deleted**

**Words in *italics* are added**