



Community Stewardship. Advocacy. Service.

February 4, 2020

Zoning Board of Adjustment
One Parkway Building
1515 Arch Street, 18th Floor
Philadelphia, PA 19102
Via email: RCOZBA@phila.gov

RE: 514 South Street, Application 1023070
RCO Hearing: January 8, 2020 – 7:30pm
ZBA Hearing: February 5, 2020 – 2:00pm, Calendar number 39367

Dear Chairman DiCicco and Members:

On January 8, 2020, Zoning Committee Members of both RCOs (QVNA & SSHD) reviewed the Zoning Use Variance to allow for “assembly and entertainment” related to the opening of a new private event space at Counter Culture, 514 South Street. Both RCOs heard neighbors' concerns which, understandably, focus on quality of life issues. They included, but were not limited to: noise, trash, crowds, on-site event space management and the establishment of a “nightclub” in the community.

The applicant stated that their intention is for the space to operate responsibly as an asset to the community, that all events will be vetted and managed, that residential units above the space will serve to control event noise, and that there is no intention to seek a liquor license for the establishment or to operate it as a “nightclub.”

QVNA is willing to support a Temporary Use Variance for 3 years for this space (ending February 5, 2023), during which time the applicant will need to obtain a Special Assembly Occupancy License and continue working with representatives from the community RCOs to ensure the responsible management and operation of this new event space. As such, we support the granting of a temporary use variance pursuant to this application.

Final Position Taken by QVNA is one of: SUPPORT WITH PROVISIO

Date of Public Hearing Meeting: January 8, 2020, 7:30pm
Location of Meetings: 514 South Street, Philadelphia, PA 19147
RCOs: South Street Headhouse District, Queen Village Neighbors Association
Number of Attendees: 42 (plus 5 for applicant)

Sincerely,

Eleanor Ingersoll, President

cc: Michael Mattioni, Esq.
Marie Beren, Office of Councilman Mark Squilla
Seán K. McMonagle, Office of Councilman Mark Squilla
Kariyma Quintana, License & Inspections
Mike Harris, SSHD