

September 25, 2020

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

RE: 1007 South 3rd Street
Meeting ID: MI 2020 001199
October 6, 2020


Dear Chairman DiCicco and Members:

Queen Village Neighbors Association Zoning Committee **supports** this applicant's request for variances to permit the erection of an attached building with a roof deck and two access structures for use as a multi-family household living for three families with two accessory surface parking spaces, all as shown in Applicant's drawings dated September 21, 2020.

The applicant appeared at a virtual neighborhood meeting on September 9, 2020, and presented a design on a street with two different zoning classifications. Applicant's design was consistent with the internal neighboring properties, but with a few conditions that conflicted with the intention and requirements of the Queen Village Neighborhood Conservation District Overlay (NCDO). In response to the RCO's request, Applicant revised the plans to show sightlines to the pilot houses and upgrade their façade material, and modified the front façade to create additional architectural interest on the street, all in the interest of neighborhood character. Accordingly we respectfully request that you approve this applicant's request for variances.

Thank you for your continued support of and interest in Queen Village.

Sincerely,



Peter Piven, FAIA
Chair
Queen Village Zoning Committee

Cc: Applicant Henry Clinton, (hclinton@clintonlaw.com)
Kariyma.quintana@phila.gov
Marie Beren, Councilman Squilla's Office, (marie.beren@phila.gov)
QVNA file