

December 18, 2020

Zoning Board of Adjustment
Municipal Services Building
1401 J.F.K. Boulevard, Lower Level
Philadelphia, PA 19107
Via email: RCOZBA@phila.gov

RE: 503-05 South 6th Street
Calendar No.: MI- 2020-001961, MI-2020-002412
Hearing date: January 6, 2020


Dear Chairman DiCicco and Members:

Queen Village Neighbors Association Zoning Committee **opposes** this applicant's request for variances that would permit insufficient rear yard depth at 503 South 6th Street and interior parking garages at street level at both 503 and 505 South 6th Street.

The applicant presented his request at a well-attended virtual meeting on December 9, 2020. The hardship cited as necessitating the design was insufficient area to build a viable residence, which was obviated by two first-floor garages that contradict the provisions of the QV Neighborhood Conservation District. In addition there was no recognition regarding the potential to develop a viable project by combining lots. Immediate neighbors to the East expressed strong objection to encroachment of their light and air.

We respectfully request that you deny this request for the proposed variance. As always, we appreciate your continued support of, and interest in, Queen Village.

Sincerely,



Peter Piven
Chair, Queen Village Zoning Committee

Cc: Applicant: islepner@mattioni.com
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Councilman Squilla's Office (Marie.Beren@phila.gov, Jennifer.Slavic@phila.gov)
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