

February 7, 2021

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

RE: 615 South 3rd Street
Appeal #: ZP-2020-004052
February 10, 2021

Dear Chairman DiCicco and Members:

Queen Village Neighbors Association Zoning Committee **supports with a proviso** this applicant's request for variances to permit the erection of an addition to the building with a roof deck and two pilot houses for use as a multi-family household living for three families with commercial space on the first floor, all as shown in Applicant's revised drawings dated February 3, 2021.

The applicant appeared at a virtual joint meeting of the South Street Head House District and the QVNA Zoning Committee on January 6, 2021. Following extensive discussion with the panel including suggestions to overcome conditions requiring variances, the Applicant revised plans to include modifications to building height, rear yard depth, separate street access to the commercial space and upper floor units, and overall appearance of the street façade in the interest of neighborhood character. Accordingly, we respectfully request that you approve this applicant's request for variances, on **submission of drawings that include revision of the street façade with entry doors at opposite sides of the store window, as was discussed at the meeting.**

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

Sincerely,



Peter Piven, FAIA
Chair
Queen Village Zoning Committee

Cc: Applicant David Orphanides (dorphanides@otllp.com)
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Michael Harris, (mikeharris@southstreet.com)
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QVNA file