

September 10, 2020

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

RE: 925-31 South 3rd Street
Appeal No. 39925
October 13, 2020

Dear Chairman DiCicco and Members:


Please accept this revised letter re the above referenced project. The applicant continued the hearing date from August 12 to respond to issues raised by the Zoning Committee.

Queen Village Neighbors Association Zoning Committee now **supports** this applicant's request for variances to permit the demolition of a one-story structure, relocation of lot lines, and erection of three single-family residences with cellars, roof decks and six accessory off-street, interior parking spaces.

The applicant first appeared at a virtual neighborhood meeting on August 12, 2020, and presented a design with conditions that conflicted with the intention and requirements of the Queen Village Neighborhood Conservation District Overlay (NCDO) and that did not justify the construction for which variances were requested. At the virtual public meeting held on September 9, 2020, with 27 in attendance, Applicant presented a revised scheme that reduced height and mass, reduced pilot house area, and created windowed, habitable spaces on the first floors of all three houses. Whereas many neighbors initially expressed concerns about the project, none did now, and many expressed their approval.

Accordingly we withdraw our August 12 letter and 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 Gary Clarke (grclarke@gmail.com)
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Marie Beren, Councilman Squilla's Office, (marie.beren@phila.gov)
QVNA file