

August 14, 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
August 25, 2020

Dear Chairman DiCicco and Members:

Queen Village Neighbors Association Zoning Committee unanimously **opposes** 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 appeared at a virtual neighborhood meeting on August 12, 2020, attended by 18 neighbors, and presented a design with conditions that conflict with the intention and requirements of the Queen Village Neighborhood Conservation District Overlay (NCDO) and that do not justify the construction for which variances were requested. These include excessive height and mass that is out of character with the neighboring community, insufficient roof deck setbacks per NCDO, excessive pilot house area creating deck-level habitable spaces, first floor parking without adjoining habitable space and windows per NCDO, and lack of site-imposed hardship.

We respectfully request that you deny 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