

June 18, 2021

Zoning Board of Adjustment
Municipal Services Building
1401 J.F.K. Boulevard, Lower Level
Philadelphia, PA 19107

RE: 714 South Randolph Street
Calendar No.: MI-2021-001116
Hearing date: July 7, 2021 at 9:30 am

Dear Chairman DiCicco and Members:

Queen Village Neighbors Association Zoning Committee **opposes** this applicant's request for a variance that would permit two-family household living in a zoning district where such usage is prohibited.

The applicant presented his request at a well-attended virtual meeting on April 17, 2021. The applicant revealed the expiration of the rental license for single-family use that was issued in 2004, and that the building had been used for multi-family use since. Inspections following applicant's request for permits revealed that the applicant had started interior renovations without permits. The applicant now seeks legalization of the illegal use that he has been aware of and from which he has profited for almost 20 years, without any assurance that he will proceed legally, nor indication that such legalization will benefit the neighborhood in any way.

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: rfentonperry@aol.com,
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QVNA Office

QVNA file