



Passyunk Square Civic Association

PO Box 18052 Philadelphia, PA 19147 www.passyunksquare.org

Washington Avenue to Tasker Street & 6th Street to Broad Street

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December 27, 2007

Mr. David Auspitz, Chairman
Zoning Board of Adjustments
1401 JFK Boulevard – Concourse
Philadelphia, PA 19102

RE: 1169 East Passyunk Avenue
Calendar No. 07-3648

Dear Chairman Auspitz:

The PSCA Zoning Committee held a meeting on December 11, 2007 to provide a public forum for the above referenced case. The applicant is seeking a variance to allow a C-2 commercial space in an existing multi-family structure. The building is currently zoned to allow the above apartments and the PSZC finds a commercial space appropriate at this high-traffic location.

Please be advised that the Passyunk Square Civic Association is in NON-OPPOSITION to this application, with the following provisos:

- Trash storage will be stored in the enclosed alley on Federal Street and all tenants will have access to it. Their lease will specify their responsibility to deliver trash to the curb for weekly City removal.
- Exterior lighting will be used at all entrances to the building.
- Bike storage will be provided at the exterior or interior of the building.
- All apartments will have garbage disposals and air conditioning.
- Applicants will perform construction between the hours of 7am and 5pm with no heavy or loud construction on the weekends.
- Applicants will store a dumpster on site/inside the property during construction or use a daily trash removal service.
- The sidewalk and street will not be blocked during construction, except for reasonable material delivery times.
- The Applicant will make every effort possible to secure a Philly Car Share parking spot in front of the building.

As always, PSCA appreciates your time and consideration in this matter.

Respectfully,

Brian Lauer, JG
Brian Lauer
Chairman, Zoning Committee, PSCA

Cc: The Hon. Vince Fumo, 1st District Senator
The Hon. Frank DiCicco, 1st District Councilman
Applicant