



June 26th, 2017

RE: Use Refusal / Variance Requested

Applicant: Mark Zwick.

Location: 3300 Conrad Street, Philadelphia PA 19129

AP# 767761

Philadelphia Zoning Board of Adjustment

18th Floor, 1515 Arch Street,

Philadelphia, PA 19102

Dear Zoning Board of Adjustment members:

This matter was discussed at our public meeting on June 21st, 2017.

The members of the Zoning and Land Use Committee of the East Falls Community Council (EFCC), acting for the EFCC as a Registered Community Organization for East Falls, support the variance sought by the applicant.

As discussed at our meeting, we hope that the applicant will implement the site specific improvements noted below in order to generate the best outcome for them, for the future owners and the neighborhood.

The majority of the side of the block of Conrad Street on which the subject property sits consists of nine recently developed townhomes with a consistent curb along the street frontage as well as individual driveways, and a new sidewalk. The subject property is currently vacant land that is informally used for nose-in car parking. The concrete curb and pedestrian sidewalk currently end at the property line of the subject property. See the image below. The subject property is the vacant parcel of land in the lower right next to the railroad tracks. The end of the sidewalk is visible just before the cars parked facing the railroad tracks.



As the applicant intends to develop a curb cut into the subject property to allow entry to the proposed garage we think it is most sensible for the subject property to mirror the features of the rest of the block for safety, continuity of access, and to create the best opportunity for well managed space.

Accordingly, we hope that the applicant will:

- Construct a continuation of the existing concrete curb running the length of the property along the Conrad Street frontage on either side of the proposed curb cut and driveway.
- Construct a continuation of the existing sidewalk that runs parallel to Conrad Street across the subject property so that safety in the area is improved for the new property owner(s) and pedestrians.
- Plant the three trees indicated in the plans and drawings made available by the applicant.
- Fence or otherwise control access to the rear of their property from the railroad tracks so as to minimize space for short dumping to the extent possible and feasible.

Additionally, we will request that the applicant as well as Councilman Jones pursue the conversion of the new curb length, minus the curb cut itself, into legal parallel parking with the same restrictions on use and time limit as currently exist on the opposite side of the street.

The applicant stated that they were very willing to consider these types of improvements as part of their development of the subject property subject to the requirements of the Streets Department and other pending approvals.

The applicant stated that they intend to develop the subject property for sale. A continuation of the curb and sidewalk as part of the improvements to the property are what we believe the future property owners will want as well. We think it will help the applicant achieve the best possible outcome.

Sincerely,

A handwritten signature in black ink that reads "Michelle Kleschick". The signature is written in a cursive style and is centered on a light-colored rectangular background.

Michelle Kleschick
Secretary, East Falls Community Council, Zoning Committee

cc: Mr. Mark Zwick - applicant, Mr. Alan Nochumson - counsel for applicant, Josh Cohen for Councilman Curtis Jones, Tanya Sunkett for ZBA, Matt Wysong for the Philadelphia Planning Commission, Bill Epstein EFCC president, EFCC Zoning Committee members.