



September 10, 2019

Mr. Frank DiCicco
Chairman, Zoning Board of Adjustment
151 Arch Street
Philadelphia, PA 19102

RE: Opposition to variance requested for 3588-600 Calumet Street AP # 949651 and request to applicant to seek a continuance

Dear Chairman DiCicco,

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, held a well advertised public meeting on 9/9/19 that included this project on the agenda. The meeting was open to the public and well attended.

The audience identified a discrepancy between the refusal and the zoning plans that were provided for the meeting. Although we have no reason to believe this discrepancy was intentional, it casts doubt on the accuracy of the drawings and other important project details. The drawings should be made to be accurate with the refusal, or vice versa.

Additionally there are two items that we believe need additional development for this project:

- We are concerned about the location that is depicted for the curb cut and its implications for the traffic and neighborhood. We believe the Streets department will ultimately require the applicant to leave it approximately where it is today, not where it is shown on the plans.
- Additionally, neighbors are adamant that there continue to be no parking in front of the properties because Calumet is a two way street with one drive aisle, and this area is where people pull over to allow passage for oncoming vehicles. Parking is currently prevented by the existing curb cut and we would like to ensure that this area remains no parking. If this requires an ordinance, we would request Councilman Jone's support for same, and that the applicant and the Councilman come to an agreement on this point as part of the review.

Accordingly, we recommend that the applicant seek a continuance on the 9/11 ZBA date. ***If they choose to move forward with their hearing tomorrow, please consider this a letter of opposition to the project as presented.***

Michelle Kleschick
Secretary,
East Falls Community Council, Zoning Committee
(Registered Community Organization)

CC: Bill Epstein & Todd Baylson EFCC, Josh Cohen Councilman Jones, Matt Wysong PCPC,
Adam Laver, Phil Katz Applicant