



March 26th, 2019

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

RE: Opposition to variance requested for 3680 Indian Queen Lane AP # 935496

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 3/20/19 that included this project on the agenda. The meeting was open to the public. Approximately 30 neighbors attended and there was an online survey which more than 40 people responded to. In both venues, a large majority expressing concern about the project and opposition to the requested variance.

The applicant appears to have maximized the height and massing of the project using the existing commercial zoning, started construction, and then requested a variance to shift the ground level space from commercial to residential. The site lacks the open space residential requires. The site is small and overbuilt. The timing of the variance while the project is under construction is unconventional in our neighborhood and gave neighbors the impression the system was being manipulated. Additionally, because the building is not yet completed, there has not been an opportunity to test demand for the commercial space. The claim that the commercial space will not be able to be rented or is only going to be of interest to incompatible types of commerce is premature and was also met with skepticism by meeting attendees.

Neighbors have clearly expressed that the building should be completed as permitted without a variance because the applicant knew what the zoning allowed and what it did not and proceeded to buy the property and start construction anyway. There have also been issues with construction, damage to the property of the adjacent owners etc.

Accordingly, EFCC opposes the granting of the variance requested for 3680 Indian Queen Ln.

The applicant agreed to create trash can storage along the side of the building and to clad the downhill side of the building in brick in an effort to mitigate how stark it looks at this important gateway to our neighborhood. We expect they will follow through on these improvements.

Sincerely,

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

CC: Bill Epstein EFCC, Josh Cohen Councilman Jones, Matt Wysong PCPC, Ron Patterson