



May 12, 2019

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

RE: Opposition to variance requested for 3501 Bowman St AP # 911286

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 4/17/19 that included this project on the agenda. The meeting was open to the public. There was a follow up event focused on this project organized by some near neighbors in early May. The follow up event included the applicant.

An organized and vocal group of near neighbors are stridently opposed to the proposed project. Their concerns include the impact of the project on the neighborhood in terms of parking, density and land use.

Our committee believes that given the very strong feelings we have heard from the above referenced group of near neighbors, it is in the best interest of the East Falls neighborhood to oppose the requested variance.

The applicant has done a fair amount of outreach on his own and documented support for the project via a petition which we expect will be provided to you during his upcoming hearing.

Lastly, there is a substantial change in the height of the subject property from one edge of the parcel to the other. It is a relatively steep slope over a short distance. We are concerned that the proposal does not adequately anticipate the substantial change in the grade which might decrease the amount or usability of the proposed parking. Addressing the height issue and slope in order to appropriately manage stormwater is also of concern to the adjacent neighbors.

Sincerely,

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