

The logo for the East Falls Community Council features a stylized blue wave or ribbon graphic behind the text. The text "EAST FALLS" is in a large, bold, serif font, and "COMMUNITY COUNCIL" is in a smaller, bold, sans-serif font below it.

EAST FALLS

COMMUNITY COUNCIL

P.O. Box 12672
Philadelphia, PA 19129
(215) 848-3300
EastFallsCommunity.org

April 25, 2016

RE: Support for appeal:
3460-62 Midvale Ave.
AP# 681391
(an amendment to AP # 660349)

Mr. Jim Moylan
Chairman, Philadelphia Zoning Board of Adjustment
18th Floor, 1515 Arch Street
Philadelphia, PA 19102

Dear Chairman Moylan:

The members of the Zoning and Land Use Committee of the East Falls Community Council (EFCC), acting for the Council as the Registered Community Organization for East Falls, met with representatives of HOW Properties, regarding their proposed development at 3460-62 Midvale Ave, at our zoning committee meeting on April 20, 2016.

HOW properties is requesting a variance to transform the existing church structure, in an RSA-5 district, to 9 apartment dwellings. The developers have been very responsive to the requests and ideas of the neighbors regarding the redevelopment of the church building and we believe this development is an appropriate response to the existing conditions of the site.

As stated on their zoning refusal, the portion of the lot being redeveloped into townhomes requires a variance for the size of the rear yard. As this variance allows for the creation of dedicated parking for these new homes as well as the preservation of the

existing church structure, the majority of the neighbors also agreed that this is an appropriate variance.

We would also like to make you aware of two additional important matters regarding this proposed development and the immediate vicinity.

1) It is our understanding that a portion of the property behind the church structure will likely be sold to a second developer with the entitlements if you approve the appeal. This developer will then separately develop the 5 townhomes shown in this application. The potential sale of this section of the property was a surprise to zoning meeting attendees and we would request that the ZBA, if it grants this appeal, concurrently do what it is able to to ensure that the new owners remain as communicative and resilient as HOW properties has been.

2) There is a long retaining wall which supports the land on which the adjacent homes along Penn Street site. It has apparently been cited by the City's Department of Licenses and Inspections as substantially deteriorated. There are a number of complicated factors regarding the wall, its condition, its ownership and how it should be stabilized and the situation resolved. We wanted you to know that we have urged Councilman Jones to work with the neighbors to create a City-led solution such as the City completing the needed repairs and then billing the wall-owning properties or placing a lien on the properties whose owners are unable or unwilling to reimburse the City.

Sincerely,

A handwritten signature in black ink that reads "Michelle Kleschick". The signature is written in a cursive, flowing style.

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

cc: Matthew Monroe representative of applicant, Josh Cohen staffer to Councilman Curtis Jones, Tanya Sunkett for ZBA, Matt Wysong, Bill Epstein EFCC president, EFCC Zoning Committee members