

October 10, 2018

Sent via email to [Kariyma.Quintana@phila.gov](mailto:Kariyma.Quintana@phila.gov)

Ms. Kariyma Quintana  
Zoning Board of Adjustment  
1401 John F. Kennedy Boulevard, Room 1140  
Philadelphia, PA 19102

RE: ZBA Appeal #34593  
1305 South 5<sup>th</sup> Street

Dear Ms. Quintana:

The above-referenced applicant presented the ZBA application at a Dickinson Square West Civic Association (DSWCA) Zoning Committee meeting on September 25, 2018. The applicant provided public notice to surrounding neighbors for the meeting. At that meeting, the applicant presented plans to construct accessory parking in his side and back yard, without a specified limit on the number of autos to be parked in his yard, and accessed by a small side street, the 400 block of Earp Street. The variances do not meet the requirements of the current zoning code for the RSA-5 zone, nor did the plans contain a sign-off from the Streets Department regarding a curb cut or the Water and Sewer Departments regarding runoff and drainage plans for storm water running off the expanse of concrete proposed. The Committee notes this property already has a garage with a curb cut which makes the request a second curb cut for one property. This house is part of Jefferson Square generally located between Reed and Wharton Streets and 4<sup>th</sup> and 5<sup>th</sup> Streets. The development consists of suburban type houses with large yards, which appear to be part of an overall drainage plan, and almost every house features a garage.

Several neighbors either appeared at the meeting or contacted the Committee directly to comment on the application. The overwhelming majority of these neighbors are against the applicant's proposed curb cut. The applicant presented a petition in support, but some of those neighbors thought the project would be built to Code and there is no evidence of that as referenced above. After reviewing the plans, the Committee has concerns about the lack of approval from necessary departments, whether the project is going to be built to Code standards and the overall impact on the Jefferson Square development, including but not limited to others following suit with the result of a large portion of three city blocks covered in concrete and cars. The applicant has shown no hardship. **The DSWCA Zoning Committee OPPOSES Appeal #34593.**

We appreciate the opportunity to provide comment on this application. Please do not hesitate to contact me with any further questions.

Sincerely,

*Larry Reigel*

Zoning Committee, Dickinson Square West Civic Association  
[zoning@dswca.org](mailto:zoning@dswca.org)

cc: Marie Beren, Councilman Squilla's office (via email [Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov)); Nicole.Ozdemir@phila.gov ( PCPC), [Tanya.Sunkett@phila.gov](mailto:Tanya.Sunkett@phila.gov); applicant; DSWCA Zoning Committee