

October 10, 2018

Sent via email to Kariyma.Quintana@phila.gov

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

RE: ZBA Appeal #34611  
410 Moore St.

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 a new single family dwelling with roof deck on an undersized lot. The applicant requested three code variances based on the size of the lot. He proposes open area above the 12' height of 7.6% instead of the required 25%; rear yard depth of 1.31' instead of the required 5' on the first floor and 9' on the upper floors; and proposes a maximum structure height of 40.7 (which includes the pilot house) instead of the allowed 38'. The variances do not meet the requirements of the current zoning code for the RSA-5 zone.

No neighbors appeared at the meeting to oppose the plan, however we have since been contacted by the owner of 412 Moore who has a number of concerns. After reviewing the plans the Committee has concerns about the lack of open space between the proposed construction and the existing house immediately behind it because of the risk of fire and lack of ingress and egress in case of emergency. The applicant showed no hardship, other than stating from a financial standpoint the house would be too small without the variance. **The DSWCA Zoning Committee SUPPORTS Appeal #34611, if the above concerns are addressed, and with the proviso that a street tree be planted in front as approved by PHS.**

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