



P.O. Box 63763, Philadelphia, PA 19147  
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June 1, 2016

Zoning Board of Adjustment  
Municipal Services Building  
1401 J.F.K. Boulevard  
Lower Level  
Philadelphia, PA 19107

RE: 413 Gaskill Street  
Calendar No.: 27717  
Hearing date: June 8, 2016 at 2:00pm

Dear Zoning Board:

Queen Village Neighbors Association Zoning Committee **supports** this applicant's request for variances for use as religious assembly, classrooms for the religious school and accessory spaces.

We held a neighborhood meeting which was attended by nearby residents who had favorable responses to the proposed plan with the following provisos:

- All drop-off and pick-up would continue to be through the Lombard Street entrance.
- The doors facing Gaskill Street would be designated as emergency egress only.

We respectfully request that you grant this request for the proposed variance. Thank you for your continued support of and interest in Queen Village.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Hauptman", written over a horizontal line.

Michael Hauptman  
Chair  
Queen Village Zoning Committee

Cc: Applicant  
Marie Beren, Councilman Squilla's Office  
Mike Harris, SSHD  
QVNA file



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December 18, 2013

Zoning Board of Adjustment  
Municipal Services Building  
1401 J.F.K. Boulevard  
Lower Level  
Philadelphia, PA 19107  
Fax: 215-686-2565

RE: 787 Swanson Street  
Calendar No.: 21705  
Hearing date: December 18, 2013 at 2pm

Dear Zoning Board:

Queen Village Neighbors Association Zoning Committee **supports** this applicant's request for variances to relocate lot lines and build 75 family dwellings in accordance with the Ritter & Plante zoning drawing dated December 9, 2013 and the associated schematic drawing package.

We held several meetings which were well-attended by nearby residents who had made a number of comments regarding concerns about parking, vehicle ingress and egress and open space. As a result of the discussions, the applicant designed the vehicle circulation to discourage access to and from the neighborhood to the south and encourage egress and ingress mostly to and from Columbus Boulevard. The plan provides 75 dedicated parking spaces plus a small number of additional spaces for ZipCar and visitor parking; and the current landscaping plan includes a number of public green spaces, pocket parks, a playground and a potential dog park that the neighbors have requested.

The applicant has also made a commitment to include as a proviso of this variance to enter into an agreement with the Delaware River Waterfront Corporation and or the Queen Village Neighbors Association to make at least 30 parking spaces available to their residents from those entities' nearby parking lots.

Based on these revisions and provisos, we respectfully request that you grant this request for the proposed variance. Thank you for your continued support of and interest in Queen Village.

Sincerely,

Michael Hauptman  
Co-chair  
Queen Village Zoning Committee

Cc: applicant  
Patty Gilberti, Marie Beren, Councilman Squilla's Office  
QVNA File



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February 18, 2016

Zoning Board of Adjustment  
Municipal Services Building  
1401 J.F.K. Boulevard, Lower Level  
Philadelphia, PA 19107

RE: 807 S. 6<sup>th</sup> Street  
Calendar No.: 27028  
Hearing date: March 16 at 3:00pm

Dear Zoning Board:

Queen Village Neighbors Association Zoning Committee **supports**, in principle, this applicant's request for the **subdivision** of the lots for three single family dwellings; for variances regarding the **building height** as shown aligning with the adjacent building and **recessing the rear wall of the addition** from the existing rear wall; and for **rear yard/open space** variances to maintain the existing condition, but **does not support** the cantilever of the upper floors over the sidewalk nor the balconies on the front facades. We would find bay windows acceptable, but we feel the deep cantilever is inappropriate.

We held two neighborhood meetings which were well-attended by nearby residents. The applicants made design changes before the second meeting based on the neighbors' comments who generally supported the current variance requests.

We are sympathetic with the applicant's timeline and that denial of a zoning variance granted by the Board could jeopardize his agreement to acquire the property.

If it were possible for the Board to grant the variances with the proviso that the design issues noted above be resolved with the QV Zoning Committee, we would support that decision. But if that were not possible, then we would regretfully oppose this application.

Thank you for your consideration .

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Hauptman", is written over a horizontal line.

Michael Hauptman  
Chair  
Queen Village Zoning Committee

Cc: Applicant  
Marie Beren, Councilman Squilla's Office  
QVNA file



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April 18, 2016

Zoning Board of Adjustment  
Municipal Services Building  
1401 J.F.K. Boulevard  
Lower Level  
Philadelphia, PA 19107

RE: 782 S. 5th Street  
Calendar No.: 27038  
Hearing date: April 19, 2016 at 9:30am

Dear Zoning Board:

Queen Village Neighbors Association Zoning Committee **opposes** this applicant's request for variances for a dry cleaner drop off and pick up.

We held a well-attended neighborhood meeting and concluded that the property that was being considered for the proposed use was not appropriate for a retail location and that the vehicle parking/passenger run-in for drop off and pick up would be a significant problem in this location. There are also a number of existing dry cleaners within a few blocks of this proposed location which adequately serve the community.

We respectfully request that you deny this request for the proposed use variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Hauptman", is written over a horizontal line.

Michael Hauptman  
Chair  
Queen Village Zoning Committee

Cc: applicant  
Marie Beren, Tanya Sunkett; Councilman Squilla's Office  
QVNA file