



Girard Estate Neighbors Association
Providing a voice for the community.

Zoning Board of Adjustment
Concourse, Municipal Services Building
15th and JFK Boulevard
Philadelphia, PA 19102

November 3, 2016

Re: Opposition to Application #713939
(Application for a (2) family dwelling in an existing structure at 1801 Ritner St., Philadelphia, PA 19145)

Dear Zoning Board Members,

The applicant in this appeal appeared before the Girard Estate Neighbors Association (GENA) Zoning Committee on November 1, 2016. The applicant is requesting a special exemption or use variance to permit a (2) family dwelling to operate a two bedroom apartment on the ground floor. The parcel is currently zoned CMX-2 Neighborhood Commercial Mixed Use which requires that the ground floor is used for commercial use.

GENA opposes the proposed changed use to a two family dwelling. GENA opposes the conversion of first-floor commercial properties into multi-family dwellings except in cases of extreme hardship and/or mitigation. As the applicant stated that he had not taken any steps toward operating a commercial use on the first floor of

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the property, or demonstrating that a hardship exists, GENA's Zoning Committee finds that these circumstances do not exist in this case. Lastly, the previous owner attempted to obtain a variance to legally operate an apartment on the first floor but was not successful.

For these reasons, we request that the ZBA deny this appeal. Thank you for your consideration.

Sincerely,

Andre Lenertz, Zoning Committee Co-Chair, Girard Estate Neighbors Association

Paul Rossi, Zoning Committee Co-Chair, Girard Estate Neighbors Association

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