



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

August 7, 2018

**Re: Opposition to Appeal #33999, Permit #848722, District Council #2**

*To allow a dog daycare (animal service) within an existing single family dwelling at 2528 s 17<sup>th</sup> Street*

Dear Zoning Board Members,

The applicant in this appeal appeared before a meeting of the coordinating RCO, Girard Estate Area Residents (GEAR), on Tuesday, August 7, 2018, at which the GENA zoning committee participated. The applicant is requesting a permit to allow a dog daycare (animal service) within an existing single family dwelling.

The permit was refused by the Department of Licenses & Inspections (L&I) on the basis that *THE PROPOSED USE, ANIMAL SERVICE, IS PROHIBITED IN THIS ZONING DISTRICT. THE PROPOSED MULTIPLE MAIN USES ON A LOT IS PROHIBITED IN THIS ZONING DISTRICT.*

**GENA Agrees with L&I and opposes this appeal for the following reasons:**

The applicant, Ms. Switenko, essentially asks to run a commercial service entailing a great degree of potential nuisance (noise, dog waste) in the middle of a residential block of historically significant rowhomes. Such a service is more suited to a CMX-1 zone. Even in CMX-2 it would require special permission and in CMX 2.5 it would not be allowed. It is virtually unheard of to allow such a business in the middle of a block of rowhomes. The nature of such a business dictates that the times of maximum use will often coincide with holidays, when noise will be especially disruptive to neighbors.

Applicant did not show that any hardship required there to be a dog daycare business in this private residence.

Applicant has no special training or certification in handling dogs.

During the meeting the applicant and her representatives made shifting claims as to the intended use and impact of the proposed business, at one time stating that she would use Rover.com, a dog boarding app, but when challenged stating that she would only contact friends via word of mouth. Similarly, applicant asserted that the dogs did not bark or could be easily persuaded not to bark. Applicant could

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not be pinned down on the number of dogs that would be present during any given time, at times stating that there would be no more than 12 different dogs per year and at other times admitting that there could be up to 12 dogs per day, every day. Applicant at present collects the dog waste and puts it out in the regular weekly collection.

Applicant presented a selection of 39 letters from friends and neighbors endorsing her project. None of these letters was individually written, being on a form provided by the applicant herself, and nothing in the text of the letter provided any specifics as to the intended business, being of a general nature. Most of these letters came from addresses too far from the appellant's address to be of significance. The immediate neighbors strongly protested this application, and stated that in the past there had been almost constant barking from this residence.

Sincerely,

Paul Rossi, Chair, Girard Estate Neighbors Association Zoning Committee

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