



March 24, 2013

Lynette Brown-Sow
Zoning Board of Adjustment
1515 Arch St., 18th Floor
Philadelphia, PA 19102

Re: Appeal No. 19545
Permit No. 443357
Address: 2528-2546 S. 24th St.

Dear Ms. Brown-Sow,

Attorneys for the owner of the property at 2528-2546 S. 24th St. appeared before the Girard Estate Neighbors Association (GENA) Zoning Committee on February 13, 2013, and March 13, 2013. The owner is applying for the following: "permit for retail sale of food, beverages and groceries and takeout restaurant in Space "D", personal services in space "E", daycare in Space "G" and vacant spaces "H" and "J"."

The Zoning Committee **supports** the application subject to the following provisos:

1. The center will be cleaned at a minimum of twice daily.
2. The parking area will be maintained, including striping.
3. The fence around the trash enclosure which is presently at six (6) feet will be increased to eight (8) feet, subject only to the approval of the ZBA.
4. The center will provide two (2) trash receptacles. The placement of those receptacles shall be determined by the GENA Zoning Committee.
5. All of the applicants (daycare, nail salon, seafood) will commit to and take provisos that all trash will be stored inside until scheduled collection. In the case of the seafood store, it is agreed that any food to be discarded will be stored in the freezer.
6. Landlord will include in any new leases a clause which obligates the tenant to be responsible for cleaning the area immediately surrounding his unit.

Sincerely,

John C. Longacre
Co-Chair of the GENA Zoning Committee

cc: Joseph Beller, Esq. (jbeller@offitkurman.com)
Carol Fee (cfee@offitkurman.com)
John Pak (johnpak13@gmail.com)
Steve Cobb (Steve.Cobb@phila.gov)