

Central Roxborough Civic Association
PO Box 25859
Philadelphia, PA, 19128

July 15, 2016

Jim Moylan Chair
Zoning Board of Adjustment
1401 John F. Kennedy Boulevard – 11th Floor
Philadelphia, PA 19102

Re: RCO Meeting Summary Form

ADDRESS 4405 SILVERWOOD ST
APPEAL # 27881 **PERMIT APPLICATION #** 665970

APPLICATION DESCRIPTION

- PERMIT FOR THE LOT ADJUSTMENT TO CREATE THREE (3) LOTS (PARCELS 'A', 'B' AND 'C') FROM TWO (2) EXISTING LOTS (4405-07 SILVERWOOD ST AND 4409 SILVERWOOD ST), TO EXTINGUISH ONE (1) ALLEY AND TO CREATE (3) EASEMENTS. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION. PARCELS 'A', 'B' AND 'C': FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A DECK AT THE 1ST FLOOR FRONT, A ROOF DECK AT THE 3RD FLOOR FRONT, AND A ROOF DECK ABOVE THE 3RD FLOOR (ACCESSED BY A ROOF DECK ACCESS STRUCTURE). SIZE AND LOCATION AS SHOWN ON PLANS. EACH STRUCTURE FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING. ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED BETWEEN PARCELS 'B' AND 'C', ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED ON PARCEL 'B', ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED ON PARCEL 'A', AND ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED BETWEEN PARCEL 'A' AND 4403 SILVERWOOD (SEE A/P NO 665967).

PRIMARY APPLICANT WILLIAM O'BRIEN

DATE OF MEETING: 8/3/2016 **TIME** 4:00 PM

Dear Dr. Moylan

Below is summary of a public community meeting held on June 2, 2016 regarding the above-referenced zoning proposal:

Several questions were raised regarding the amount of steep slope involved and the impact of the proposal on parking. The size of the development necessitates underground parking, but many doubts were expressed about whether the design of the parking would be functional, whether people will actually back into the parking spaces. It was suggested that if one housing unit was removed, the parking would be more feasible, and would remove the need for a steep slope variance.

A straw poll was taken at the meeting with 8 opposed, 7 non-opposed and 3 supporting. Opposition was based primarily on the steep slope impact. Attendees included one **near neighbor who did not oppose**. **There were no immediate neighbors present at the meeting who were opposed.**

The Board of the Central Roxborough Civic Association, after reviewing all of the input including the results of the public meeting and analysis by members of the Zoning Committee, and in consideration of the positive work these developers are doing in other locations in the community, concludes to not oppose the variances.

Position: Non-Opposed

**Location of Meeting: Leverington Presbyterian Church
6301 Ridge Avenue
Philadelphia, 19128**

**Participating RCOs: Central Roxborough Civic Association (CRCA)
Manayunk Neighborhood Council (MNC)**

Number of Attendees: 26

Sincerely,
Donald A. Simon, President

cc: Councilman Curtis J. Jones, Jr. (Josh Cohen)
Planning Commission
Matt Wysong
Board of the CRCA
William O'Brien, attorney
Kevin Smith (MNC)
John Hunter