

Central Roxborough Civic Association

P.O. Box 25859, Philadelphia, PA 19128

Mr. Frank DiCicco
Chair, Zoning Board of Adjustment, City of Philadelphia
One Parkway Building, 1515 Arch St., 18th Floor
Philadelphia, Pennsylvania 19102

August 5, 2019

RE: RCO Meeting Summary - Calendar No. 37679
Application # 979973 Applicant: William O'Brien
Address: 270 Dupont St.
Hearing Date: August 5th, 2019, 2:00 PM

Dear Mr. DiCicco:

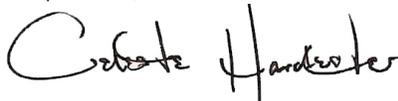
The applicant presented plans for this project at a July 11 public RCO meeting with MNC, as well as a joint-RCO Zoning Committee meeting on June 25. At both meetings, the unanimous response was that this proposed project is completely unwarranted, for every reason for which it was refused 29 times, and for:

- **Unnecessary density: the lot could easily and intelligently be redeveloped according to by-right regulations.** Zoning code exists for a reason – why, if RSA-3 development could work, should RSA-5 be granted?
- **100% impervious coverage is particularly inappropriate to this largely steep-slope neighborhood** and will only contribute to storm water burden.
- **Poor urban planning:** Facing the houses onto the side street (Fleming), and simultaneously bringing the side of a house right up the Dupont Street lot line is an affront to all the Dupont property owners, and is simply poor urban planning, to no one's interest except the developer.
- **Setbacks exist for a reason:** Placing a driveway with overhanging decks within what should be setback is an affront to the privacy of the neighboring property.
- **There is no hardship here: The asking price for the property should be based on the options that can be legally utilized, be it for renovation or replacement with an RSA-3 twin, with on-site parking.** The argument that the lot has higher value because it is being used as multi-tenant, with three legal units, is inadequate. If the multi-tenant use is so valuable, let the property continue as such, be renovated to improve the units, or be replaced with by-right construction. If these options don't work, it is not so valuable.

We appreciate the developer's effort to design houses that are in keeping with styles in the neighborhood, and think that is a good step towards relations in the future. We regret that this project has so many other features that are deeply problematic and we hope that our next go-round with him can result in a more positive outcome that reflects his understanding of our concerns.

We **OPPOSE** this variance.

Respectfully,



Celeste Hardester, President

cc: Jordan Abrams
William O'Brien
Joshua Cohen, Office of Councilman Jones Jr.
Matt Wysong, Philadelphia City Planning Commission
RCO Notification
Kevin Smith, MNC