

From: Dottie Higgins Klein & Jerry Klein  
6811 Quincy St. Phila.  
PA 19119 Mt. Airy

March 4, 2022

To: West Mt. Airy Neighbors  
6703 Germantown Ave. Suite 200  
Philadelphia, PA 19119

Dear Josephine Winter, Ralph Pinkus, Robert Bembry and West Mount Airy Neighbors:

This is an information letter regarding a zoning variance we are seeking. We have lived in our house since we purchased it in 1995. At the time of purchase, it was zoned as an owner-occupied rental property, including the main house and the carriage house. For many years, we had tenants in the units that included a separate entrance, separate utilities, and off-street parking. In more recent years we were not renting the property but using it ourselves. Our daughter's family, who recently moved out, had been living on the 3<sup>rd</sup> floor apartment for many years. In this transition we realized our problem: when city government redesigned the zoning system in 2013, we inadvertently lost our rental status.

We are semi-retired in our mid-seventies and still working a couple of days a week. We have always counted on the possibility of rental income during retirement years, so we would like to reestablish our original owner-occupied rental status. As you know it is a complex process and we engaged an architect and an attorney to help us.

The rental units will remain as they were when we moved in:

1. The third floor apartment, with a private entrance and off-street parking.
2. The rear carriage house, also with off-street parking. (And of course we have off-street parking for ourselves)

We have occupied our home since we purchased it in 1995 and we love the unique beauty of our surroundings and our friendly neighborhood. Like others who live in this area, we receive frequent, unwanted phone calls from developers who would like to purchase our property. We appreciate this neighborhood as it is, and we intend to live here on the first two floors for the remainder of our lives, many years. The two rental units make that possible. We work hard to care for our property, and, in fact, Jerry has skills to do most of the maintenance and repair himself.

This initial letter is intended to give West Mt. Airy Neighbors a heads-up. Our attorney has given us a list of addresses and we visited many on Quincy Street on Sunday to inform them, using a similar information letter to this. So far have received 100% support with 35 signatures from the homes on the RCO List including letters of strong support from the houses adjacent to us.

Our attorney, Roger Perry, has already made contact with you and awaits your reply. As we prepare for the Zoning hearing, we welcome a chance to talk with you and address any questions you may have. We can also be reached at our home or at 215-840-1149 (Jerry's cell phone).

Sincerely,

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