



**WEST MT. AIRY  
NEIGHBORS**

June 7, 2022

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Honorable William Bergman  
Chairman – Philadelphia Zoning Board of Adjustment  
1401 John F. Kennedy Blvd. – 11<sup>th</sup> Floor  
Philadelphia, PA 19102

E-mail & First-Class Mail

**Re:** ZBA Calendar No. MI-2022-001816  
Application No. ZP-2022-000306  
6808 Lincoln Dr., Philadelphia, PA 19119  
Hearing Date & Time: June 8, 2022 @ 2:00 PM

Dear Chairman Bergman:

Below is summary of a public community meetings on the above-referenced zoning proposal.

**Final Position Taken by West Mt. Airy Neighbors Zoning Committee is one of: SUPPORT.**

**Vote Count(s):**

	RCO Board/ Committee	Immediate Neighbor Attendees	Other Attendees Owner & Planner
Support	8	0	4 @ Mtg #1, 3 @ Mtg #2
Oppose	0	0	
Abstain	0	0	

**Date of Meetings:** May 4 and June 1, 2022

**Location of Meeting:** ZOOM

**Participating RCOs:** West Mt. Airy Neighbors (WMAN Zoning Committee – 8)  
Friends of the Wissahickon (no attendee)  
22<sup>nd</sup> Ward Democratic Committee (no attendee)  
Office of Councilwoman Cindy Bass (no attendee)

On June 1, 2022, the West Mt. Airy Neighbors Zoning Committee (Committee) unanimously voted to support the request for the zoning variance described in the referenced application based on May 24, 2022 plan revisions attached to this letter and made part hereof.

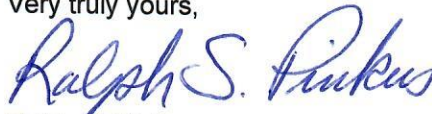
By way of brief background, we compliment the applicants for their cooperation

PHONE: 267-713-9626 • EMAIL: [wman@wman.net](mailto:wman@wman.net) • WEBSITE: [wman.net](http://wman.net)

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in accommodating the concerns of the Committee raised after its May 4, 2022, meeting. Although, no neighbors attended our meetings and three adjacent neighbors provided written support of the appeal, the Committee was concerned that the scale of the proposed addition was excessive to both the neighborhood and the intended purpose. A redesign was made lowering the height of the new building and decreasing the footprint of the addition. The Committee found the design to be very attractive.

Very truly yours,

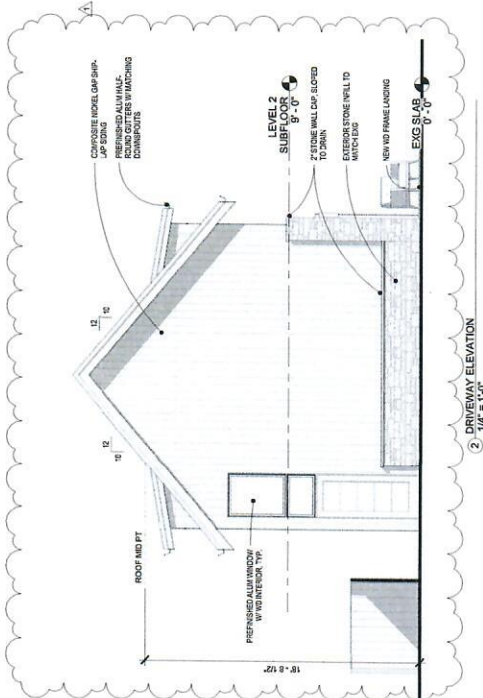


Ralph S. Pinkus  
Chair-West Mt. Airy Neighbors Zoning Committee

Attachment

cc: Alex Goldberg, Esq.: [alex.goldberg@nochumson.com](mailto:alex.goldberg@nochumson.com)  
Justin Weisser, RA: [jweisser@hagysfordstudio.com](mailto:jweisser@hagysfordstudio.com)  
Councilwoman Cindy Bass C/O: [Charles.Richardson@phila.gov](mailto:Charles.Richardson@phila.gov)  
[Tanya.Sunkett@phila.gov](mailto:Tanya.Sunkett@phila.gov)  
[rco.notification@phila.gov](mailto:rco.notification@phila.gov)  
[rcozba@phila.gov](mailto:rcozba@phila.gov)  
Friends of the Wissahickon: [tittmann@fow.org](mailto:tittmann@fow.org)  
Ashley Velez: [velez@fow.org](mailto:velez@fow.org)  
22<sup>nd</sup> Ward Democratic Committee: [fosterchristine01@yahoo.com](mailto:fosterchristine01@yahoo.com)  
WMAN Zoning Committee  
Jo Winter – West Mt. Airy Neighbors:





**ZONING ANALYSIS**

ADDRESS: 6808 LINCOLN DRIVE, PHILADELPHIA, PA 19119  
 ZONING DISTRICT: RSD-3  
 MAP SHEET REFERENCE: ZONING MAP 10000  
 BUILDING TYPE: DETACHED

OPA: 22277200

DIMENSIONAL REQUIREMENTS/TABLE LABELS	REQUIRED	EXISTING	PROPOSED
MIN. FRONT YARD SETBACK:	25'-0"	25'-0"	25'-0"
MIN. SIDE YARD SETBACK:	10'-0"	10'-0"	10'-0"
MIN. REAR YARD SETBACK:	20'-0" (25' TOTAL)	20'-0" (25' TOTAL)	20'-0" (25' TOTAL)
MAX. BUILDING HEIGHT:	38 FT.	43 FT.	43 FT.
MAX. OCCUPIED AREA:	30%	30%	30%
LOT AREA:	14,178 SF	14,178 SF	14,178 SF
MAIN HOUSE:	1,418 SF	1,418 SF	1,418 SF
TOTAL:	15,596 SF	15,596 SF	15,596 SF

- ADDITIONAL NOTES AND REQUIREMENTS:
  - 14-608(1) ACCESSORY TO LOT USE LIMITED TO ONE (1) ACCESSORY STRUCTURE PERMITTED FOR A RESIDENTIAL USE SHALL NOT EXCEED 100 SF AND 15'-0" IN HEIGHT.
    - PROPOSED: 200 SF COVERT GARAGE (19'8" HEIGHT) - VARIANCE REQUESTED.
  - 14-608(2) ACCESSORY TO LOT USE LIMITED TO ONE (1) ACCESSORY STRUCTURE PERMITTED FOR A SINGLE FAMILY USE IN A DETACHED OR SEMI-DETACHED BUILDING IN PERMITTED AREAS.
    - PROPOSED: ADU ON SINGLE FAMILY LOT.
  - 16) PERMITTED AREAS: LOTS OVER 1,600 SF IN R5A AND CMA-1.
    - PROPOSED: ADU IN RSD-3. VARIANCE REQUESTED.
  - 19) LIMITED TO 1 ACCESSORY DWELLING UNIT.
    - PROPOSED: 1 ADU.
  - 20) LIMITED TO 1 ENTRANCE FACING THE STREET.
    - PROPOSED: 1 ENTRY FACING STREET.
  - (IF FLOOR AREA MAY NOT EXCEED 800 SF.
    - PROPOSED: 1,016 SQ. FT. - VARIANCE REQUESTED.
- VIOLATION: WATER SHED OVERLAY - 14-503. CATEGORY 1: PREVIOUSLY DEVELOPED SITE.
- (6) IMPROVISED COVERAGE. CATEGORY 1: SITE LESS THAN 0.5 ACRES.
- (7) BERTHOUDING PLANS. NOT REQUIRED FOR CATEGORY 1 & SITES.
- EGDHS DISTRICT OVERLAY - 14-500. NO APPLICABLE REQUIREMENTS FOR RSD-3.
- STEEP SLOPE DISTRICT OVERLAY - 14-501. LOT AREA DISTANCE SHALL NOT BE GREATER THAN 1,400 SF. ADDITIONAL IMPROVISED COVERAGE SHALL NOT BE INCURRED BY MORE THAN 1,400 SF.

1 SITE PLAN  
 1" = 10'-0"

2 PRIMARY ELEVATION  
 1/4" = 1'-0"