



February 2, 2023

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[www.wman.net](http://www.wman.net)

Honorable William Bergman E-mail & First-Class Mail  
Chairman – Philadelphia Zoning Board of Adjustment  
1401 John F. Kennedy Blvd. – 11<sup>th</sup> Floor  
Philadelphia, PA 19102

**Re:** ZBA Calendar No. MI-2022-005265  
Application No. ZP-2022-008887  
7323 Bryan St., Philadelphia, PA 19119  
Hearing Date & Time: February 8, 2023 @ 9:30 AM

Dear Chairman Bergman:

Below is summary of the public community Zoom meeting conducted by the West Mt. Airy Neighbors Zoning Committee (WMAN Zoning Committee) on the above-referenced zoning proposal.

**Final Position Taken by WMAN Zoning Committee is: MIXED-See Below**

**Vote Count(s)** *[as applicable]*

	RCO Board/ Comm.	Neighbor Attendees	Other Attendees
<b><u>Support</u></b> - Multi- family Use	6	8	Owners-Joel Thomas & Leah DiMatteo
<b><u>Support</u></b> - Visitor Accommo- dations	0	3	
<b><u>Oppose</u></b> – Visitor Accommo- dations	6	6	
Non- Voting		2	

**Date of Meeting: January 4, 2023**

**Location of Meeting: Zoom**

**Participating RCOs: Only West Mt. Airy Neighbors**

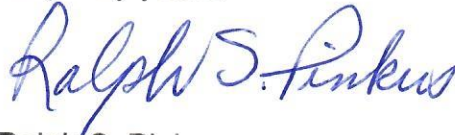
**Number of Attendees: 22 for two matters**

SEE NEXT PAGE FOR EXPLANATION

Eleven near neighbors attended the RCO meeting. The WMAN Zoning Committee and the voting near neighbors all voted to support the existing 4 family use of the property. It should be noted this is an application to legalize a use that existed in the property for a number of years according to statements of attendees. One WMAN Zoning Committee member's support was conditioned on the Department of Licenses and Inspections determination that use of the basement complied with building and fire code requirements pertaining to windows. All West Mt. Airy Neighbors Zoning Committee members voted to oppose the proposed visitor accommodation use of the basement apartment as did most neighbor attendees.

If the Board is not able to limit its approval solely to the requested 4-unit multi-family use, it is recommended that the Variance request be denied.

Very truly yours,



Ralph S. Pinkus

Chair-West Mt. Airy Neighbors Zoning Committee

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