



August 3, 2023

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

Re: ZBA Calendar No. MI-2022-007450
Application No. ZP-2022-012520
5-7 W. Mount Airy Ave., Philadelphia, PA 19119
Hearing Date & Time: August 9, 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: OPPOSED

Vote Count(s)	RCO Board/ Committee	Near Neighbors	Neighbors	Other Attendees
SUPPORT				Operator and Attorney (2)
OPPOSED	6	23 <u>16 Households (6 additional households sent written objections)</u>	9	

Date of Meeting: August 2, 2023 @ 7:00 PM

Location of Meeting: Summit Presbyterian Church, 6757 Greene St., Philadelphia, PA 19119

Participating RCOs: Only West Mt. Airy Neighbors

Number of Attendees: 40

This appeal requests a **Special Exception** to operate an event hall. The applicant operator mistakenly believed she had permission to conduct events and has been doing so in the building since April, 2023. At least one of these events began at 2 AM and lasted until 5 AM. Neighbors have complained of noise from party goers and their vehicles, urination in public, and trash on the walks and street. This building, a former carriage house, is the only commercial property on the unit block of W. Mount Airy Ave., which also contains approximately 40 additional single-family homes. This block of W. Mount Airy Ave. is a one-way street with parking on both sides of the street, leaving only one traffic lane. On any given day, there are few open parking spaces available on the street. There is a public parking lot around the corner and several businesses down on Germantown Ave. This lot is nearly always filled by customers of the local restaurants, bars, and businesses including an immediately adjacent physical fitness center. There are several restaurants on Germantown Avenue that can and presently accommodate party functions.

The operator, Shas Warner represented there are three party rooms in the building, one of which can accommodate up to 200 persons and the two smaller rooms can accommodate 60 persons each. There are also a number of smaller rooms that can be used for photo opportunities, dressing rooms and other party-related functions. The proposed hours of operation will allow for functions to occur until 9 PM on weeknights and midnight on Fridays and Saturdays. Ms. Warner said she would allow an hour past closing time for all guests to leave. Users of the event space would provide their own food, beverages and entertainment. Furthermore, Ms. Warner said there would be security guards and additional outdoor cameras installed. Finally, Ms. Warner stated that she did not expect to have a representative of management present at every event.

At the RCO meeting, neighbors were vociferous and unanimous in their OPPOSITION to the granting of a Special Exception to use 5-7 W. Mount Airy Ave. as an event hall. Unfortunately, the applicant had a misguided belief such functions were permitted before the holding of the Zoning Board of Adjustment hearing occurred. Consequently, there has already been experience of neighborhood disruption in the late night-early morning hours with parking congestion, noisiness, trash and debris on the streets and public urination. For all the above reasons, a Special Exception should not be approved. **The WMAN Zoning Committee unanimously opposes the granting of a Special Exception.**

Very Truly Yours,



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

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