



June 20, 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-2021-004758  
Application No. ZP-2021-011393  
136 W. Sharpnack St., Philadelphia, PA 19119  
Hearing Date & Time: June 21, 2022 @ 9:30 AM

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	1	Developer and Attorney
Oppose	0	0	
Abstain	0	0	

**Date of Meetings:** March 2, 2022, April 6, 2022, 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 April 20, 2022 plan revisions attached to this letter and made part hereof.

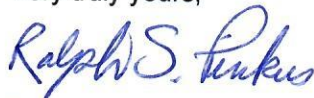
The WMAN Zoning Committee is appreciative that the nature of the specific

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

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variance items are arguably "diminimus" in their nature and may be appropriate and consistent with other existing properties on the block. However, the neighbors and the WMAN Zoning Committee were initially presented with a rendering for the construction of a home that would stick out like a sore thumb. The developer was willing to work with the Committee. Three community meetings were held. Near neighbors were persistent and the developer was willing to compromise to revise the design to be more compatible with the other early 1920 homes on the block. Our Committee and the neighbors are hopeful that the new home will compliment the attached home and other homes on the block.

Very truly yours,



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

Attachment

cc: Shawn Ward, Esq.: [swardesq@gmail.com](mailto:swardesq@gmail.com)  
Vardgas Oganisean: [vardgasoganisean@gmail.com](mailto:vardgasoganisean@gmail.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: [Jowinter@gmail.com](mailto:Jowinter@gmail.com)  
Near Neighbors



LOT SIZE  
 NEW 3 STORY SINGLE FAMILY DWELLING  
 NEW FRONT COVERED PORCH  
 NEW SIDE YARD OPEN SPACE  
 OPEN SPACE

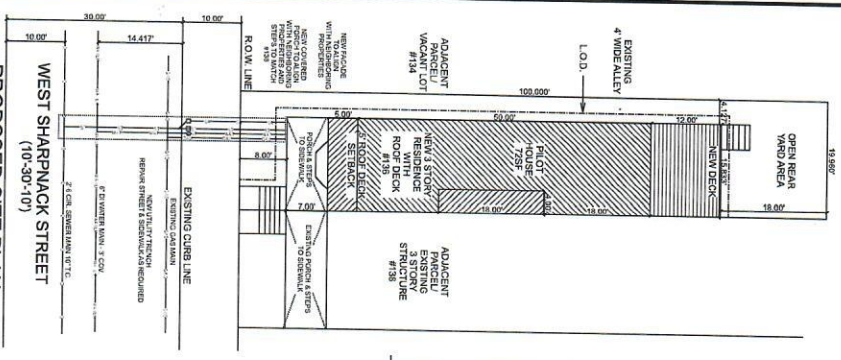
1,868.02SF  
 870.62SF  
 870.62SF  
 1,014.38SF  
 50.95%

TOTAL EXISTING DISTURBANCE AREA (L.O.D.)  
 1,200.95  
 MAXIMUM

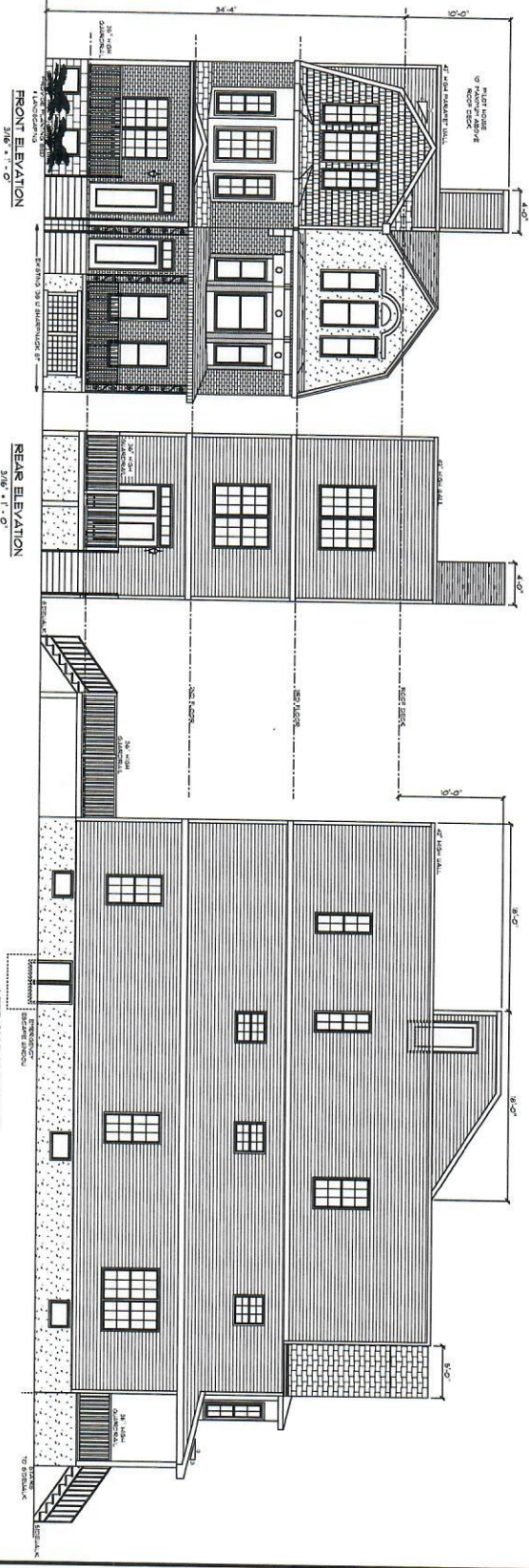
ZONE	REAR YARD	MIN. YARD	MIN. FRONT YARD	MIN. SIDE YARD	MIN. OPEN SPACE	MIN. OPEN AREA	MIN. OPEN AREA
R-1.5	5'	5'	5'	5'	5'	5'	5'



PA ONE CALL  
 SERIAL #20212514234  
 CALLED IN 09/08/2021  
 Call before you dig



PROPOSED SITE PLAN  
 1" = 10'



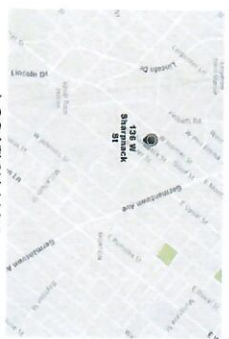
AERIAL VIEW



VIEW NORTH



VIEW SOUTH



LOCATION MAP



PAUL DITZ, II, P.E.

**Here's The Plan, LLC**  
 541 Street Road, 2nd floor, Southampton, PA 18966  
 Office: 215-335-1522 Fax: 215-335-5302 Email: herestheplan@gmail.com

NEW 3 STORY SINGLE FAMILY DWELLING  
 134 W. SHARPNACK STREET  
 PHILADELPHIA, PA

DESIGN BY: E.A.  
 DATE: AUGUST 10, 2021  
 NEW DRAWING NUMBER: 81 of 1