



July 5, 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-2022-000817
Application No. ZP-2022-010967
608 W. Phil Ellena St. Unit 1B, Philadelphia, PA 19119
Hearing Date & Time: August 2, 2023 @ 3:30 PM

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: SUPPORT

Vote Count(s) [as applicable]

	RCO Board/ Comm.	Neighbor Attendees	Other Attendees
Support	6	1	Owners Jay Sitkin & Loraine Feldman
Oppose			
Abstain	1		

Date of Meeting: July 5, 2023

Location of Meeting: Zoom


Participating RCOs: Only West Mt. Airy Neighbors

Number of Attendees: 10

This appeal involves the extension of a balcony that also serves as a walkway from a condominium apartment unit to a building fire tower. This condominium property was constructed before adoption of a zoning code in

Philadelphia and as a result is a non-conforming use in the RSD-3 zoning district. A portion of the balcony will extend 3 feet 2 inches beyond the 4 foot maximum permitted extension of a balcony. The balcony extension will also result in an increase in the maximum permitted occupied area of the condominium unit. One neighbor communicated their support of the variance by e-mail and a second neighbor who is a condominium board member attended and confirmed approval of the condominium association to the proposed balcony extension. The WMAN Zoning Committee voted to support the variance request, with one abstention.

Very Truly Yours



Ralph S. Pinkus

Chair – West Mt. Airy Neighbors Zoning Committee

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