

847-55 North Preston Street

Background

Originally built in the 1950's for CPV Manufacturing (Combination Pump & Valve Manufacturing), this existing 27,567 square foot building has sat vacant for the past several years. Despite being built for manufacturing,, the property is zoned RSA-3, which does not allow office or light industrial uses without a zoning variance. The owner seeks a zoning variance to renovate this building and bring a quality tenant to the Belmont neighborhood.

OUR PLANS

Local Pilates equipment manufacturer Gratz Industries plans to renovate the interior of this 27,567 square foot building for its use and has made a long term commitment to the community.

- Lighting & Security - Carefully placed exterior lighting & security cameras will be installed around the perimeter to increase safety in the neighborhood, and deter crime, vandalism and illegal dumping.
- Hiring Preferences - Gratz Industries will seek employees from the neighborhood by contacting Belmont Civic Association every time there is a job opening to interview qualified local residents. Gratz Industries employs approximately 30 workers at its current location.
- Health & Wellness - While Gratz Industries is a manufacturing company, not a Pilates instructor, they welcome the opportunity to explore partnerships with the local community to provide Pilates training and encourage participation.
- Beautification - Gratz Industries will be a good and responsible neighbor by keeping its sidewalks clean and green on a daily basis.
- Parking & Traffic - The existing building is designed to accommodate off-street loading and there is adequate parking available for employees on the front and side of the building.
- Refuse - All trash & recycling will be stored inside the building and picked up at the loading dock area on a weekly basis.

Our plans for this property require one zoning variance to use it for light industrial and offices. For more information, go to <https://cutt.ly/847Preston>.

Belmont Area Community Association Public Meeting - October 22nd, 6:30pm - Online via Zoom platform (<https://cutt.ly/BACAmtg>) or by telephone (1 301 715 8592). The Webinar ID is 845 1601 6200, Passcode: 19104

ZBA Public Hearing - November 4th, 2:00pm - Online via Zoom platform (bit.ly/philazba) or by telephone (1-646-876-9923). The Webinar ID is: 820 8829 2595 Password: 634842. For more detailed information regarding how to access the ZBA hearings, including how to participate by telephone and over the internet, go to: <https://www.phila.gov/departments/zoning-board-of-adjustment/>

