

## Notice from Zoning Applicants to RCOs and Neighbors

ZBA Appeal File Date:  
September 1, 2020

David Gest, Ballard Spahr LLP

on behalf of owner:

Preston Street Development Associates LLC

Philly Office Retail, LLC

4701 Germantown Avenue - 3rd Floor

Philadelphia, PA 19144

September 30, 2020

### Re: 847-55 N Preston Street Philadelphia, PA

Dear Registered Community Organization or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

#### Property Description:

847-855 N. Preston Street is positioned in the middle of the block between Ogden Street and Parrish Street. On the 19,272 square foot lot sits a 27,567 square foot building. The property is within the RSA-3 Residential Single Family Attached - 3 zoning district.

#### Project Description:

Preston Street Development Associates LLC, a subsidiary of Philadelphia based real estate developer Philly Office Retail, proposes a limited industrial and office use at the existing, vacant building. The property has historically been used for limited industrial and office use since the 1950s and is suited for such use. The property will include necessary and appropriate exterior lighting to facilitate public use of the adjacent sidewalks and streets, increasing safety in the neighborhood.

The existing building is designed to accommodate off-street loading activities associated with the proposed use, and there is adequate vehicular on street parking available along the two sides of the building. The proposed limited industrial work would also be entirely contained indoors and would not create any pollution or noise discernible in the surrounding area. The proposed use of the property will provide jobs and economic development in the neighborhood, increase the City's tax base, and revitalize a vacant building. The proposed nonconforming use requires a variance, as limited industrial and office uses are prohibited in RSA-3 zoning districts.

#### Summary of Refusal:

Use refusal:

- *The proposed use, limited industrial and office, is prohibited in this zoning district.*

Belmont Alliance Civic Association CDC, as Coordinating RCO, has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

**Public Meeting Date & Time:** Thursday, October 22, 6:30-7:30pm

**Location:** ONLINE - Zoom Meeting

<https://us02web.zoom.us/j/84516016200?pwd=SlZVdzJrcnByYXFhZlZlVWVpa0toYmVkUT09>

Meeting ID: 845 1601 6200

Passcode: 19104

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia *Zoning Board of Adjustment* located at 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA 19102 on the issue.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Office of Jaime Gauthier, [Andrew.Goodman@phila.gov](mailto:Andrew.Goodman@phila.gov) Andrew Goodman

Belmont Alliance Civic Association CDC, [belmontalliance@gmail.com](mailto:belmontalliance@gmail.com) Bettye Ferguson

People's Emergency Center Community Development Corporation, [jameswright@pec-cares.org](mailto:jameswright@pec-cares.org) James Wright

Parkside Area Community Association, [netrisat@yahoo.com](mailto:netrisat@yahoo.com) Netrisa Dockery

West Belmont Civic Association, [depickett@westbelmontcivic.org](mailto:depickett@westbelmontcivic.org) David Pickett

West Philly United Neighbors, [woshiang@gmail.com](mailto:woshiang@gmail.com) Ang Sun, Ph.D.

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,



Ken Weinstein

President

Preston Street Development Associates LLC

Philly Office Retail, LLC

cc:

[RCOZBA@phila.gov](mailto:RCOZBA@phila.gov) - ZBA

[RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov) - Planning Commission

[Andrew.Goodman@phila.gov](mailto:Andrew.Goodman@phila.gov) Andrew Goodman, Office of Jaime Gauthier,

[belmontalliance@gmail.com](mailto:belmontalliance@gmail.com) Bettye Ferguson, Belmont Alliance Civic Association CDC,

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[woshiang@gmail.com](mailto:woshiang@gmail.com) Ang Sun, Ph.D., West Philly United Neighbors,

[GestD@ballardspahr.com](mailto:GestD@ballardspahr.com) - David Gest, Attorney for Owner