



GENA Zoning Committee Monthly Meeting
January 9, 2013

Zoning Committee Members Present

- Toki Rehder
- Dan Bartoli
- John Longacre
- Gaetano Piccirilli
- Mark Leuzzi
- Vince Ricciuti
- John Christinzio
- Thomas Janke

Others present

- Alice Del Casale (applicant)
- Robb Del Casale
- Maria Nevelson

- 1 The Zoning Committee first addressed the application of Alice Del Casale to convert the commercial space on the first floor at 1800 Ritner Street into an apartment.
- 2 Applicant's son, Robb Del Casale, presented background on the variance request:
 - a The property has been vacant for the last two years
 - b They owners have been unable to rent the property to a commercial tenant
 - c The property has been listed by a realtor for the last six months in various outlets
 - d The owners withdrew an earlier variance request because they needed to secure building permits. These have since been secured.
 - e There have been 8 tenants in the last 10 years in the commercial space
 - f The second floor is an apartment with a tenant who has lived there for 15 years
 - g There is also an efficiency on the first floor with a tenant who has lived there for 4 years
 - h The owners would like to be able to rent the commercial space as an apartment because an abandoned property is not good for the neighborhood
- 3 Question: would it be possible to create one apartment on the first floor?
 - a There is no connectivity between the two spaces on the first floor because of where the staircases are located
 - b It would require relocation of at least one of the staircases (the one going to the second floor, or the one going down to the basement)



- 4 Question: how large would the apartment be?
 - a Calculated at approximately 369 square feet
 - 5 Question: how long has the efficiency apartment existed on the first floor?
 - a Since 1962
 - 6 Question: what is the proposed rent for the apartment?
 - a Approximately \$600
 - 7 John C. and John L. expressed concern that, even if the GENA Zoning Committee drafts a letter in support, the ZBA will deny the application as an “overuse of the property” because there would be two apartments on the first floor, including the pre-existing smaller efficiency. John C. also indicated that there would be sprinkler system requirements for a triplex that do not exist for a duplex.
 - 8 Members of the Committee asked if the applicants would consider undertaking the expense of creating only one apartment on the first floor. Applicant indicated that the cost would be prohibitive.
 - 9 Applicants agreed to keep the Zoning Committee posted about the hearing date. The Zoning Committee will take the application under advisement.
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- 1 The Zoning Committee brainstormed issues to raise during the upcoming meeting with the Planning Commission:
 - a Future development of the Quartermaster Plaza
 - b A potential zoning overlay or zoning ordinance
 - c A potential business improvement district
 - d How to create more responsive property owners and decrease trash and dumping in the neighborhood - issuing violations and other enforcement
 - e Development of retail along Passyunk Avenue
 - f Zoning changes to prevent additional “big box” and fast food development along Oregon Avenue
 - g Maintenance of flowerbeds along Passyunk - will require collaboration among various civics
 - h Ways to decrease traffic through neighborhood (Petition to convert Shunk Street to one way will be submitted to Councilman Kenyatta’s office next week)



- i Renovations to Girard Park, including concrete work and lighting. Discussion of Water Department's plan to improve drainage and whether this would include new concrete in entire park or just patches.