



**Girard Estate Neighbors Association**  
*Providing a voice for the community.*

Zoning Board of Adjustment  
Concourse, Municipal Services Building  
15<sup>th</sup> and JFK Boulevard  
Philadelphia, PA 19102

October 16, 2018

**Re: Non-Opposition to Appeal #34434, Permit #883721, District Council #2**  
*Request for a two family household living within an attached structure*

Dear Zoning Board Members,

The applicant in this appeal appeared before a meeting of the coordinating RCO, Girard Estate Area Residents (GEAR), on Tuesday, October 16, 2018, at which the GENA zoning committee participated. The applicant is requesting a permit to allow a two family household living within an attached structure.

The permit was refused by the Department of Licenses & Inspections (L&I) on the basis that *THE PROPOSED USE TWO FAMILY HOUSEHOLD LIVING IS EXPRESSLY PROHIBITED IN THE RSA-5 ZONING DISTRICT.*

**GENA agrees with the applicant for the following reasons:**

Applicant provided evidence that a hardship exists in that the property has for a long time existed as a two-family dwelling and is so occupied today. While GENA would oppose the conversion of a single-family property into a two-family, we have no problem with regularizing an existing anomalous situation, provided that the current configuration of a first-floor one bedroom unit and second floor two-bedroom unit remains unchanged. We note that the owner is willing to provide a trash compactor to ameliorate the fact that the second floor unit has no access to back-yard storage.

Sincerely,

Paul Rossi, Chair, Girard Estate Neighbors Association Zoning Committee

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