



February 18, 2013

Lynette Brown-Sow
Zoning Board of Adjustment
1515 Arch St., 18th Floor
Philadelphia, PA 19102

Re: Appeal No. 19054
Permit No. 416288
Address: 1801 Ritner Street

Dear Ms. Brown-Sow,

The owners of the property at 1801 Ritner Street appeared before the Girard Estate Neighbors Association (GENA) Zoning Committee on February 13, 2013.

The Zoning Committee **supports** the legalization of the roof deck above the first floor rear of a two story attached structure.

The Zoning Committee **opposes** the proposed changed use to a two family dwelling. GENA opposes the conversion of first-floor commercial properties into multi-family dwellings except in cases of extreme hardship and/or mitigation. GENA's Zoning Committee finds that these circumstances do not exist in this case.

The Zoning Committee believes that maintaining the existing zoning in these corner lots is important because it encourages the development of amenity businesses in these locations. These amenity businesses provide more long-term benefit to the community than additional residential units.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John J. Longacre', written over a white background.

John J. Longacre
Co-Chair of the GENA Zoning Committee

cc: Michael J. Savona, Esq. (msavona@fsalaw.com)