



February 27, 2013

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

Re: Appeal No. 19646  
Permit No. 441346  
Address: 1800 Ritner Street

Dear Ms. Brown-Sow,

The owner of the property at 1800 Ritner Street appeared before the Girard Estate Neighbors Association (GENA) Zoning Committee on January 9, 2013.

The Zoning Committee **opposes** the proposed changed use to a three family dwelling. There is already an existing small efficiency apartment on the back of the first floor and an existing apartment on the second floor. The GENA Zoning Committee believes that converting the first floor commercial space to another residential unit, thereby creating a triplex, would be an overuse of the property.

In addition, GENA opposes the conversion of first-floor commercial properties into apartments 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,

Toki Rehder  
Co-Chair of the GENA Zoning Committee

cc: Alice Del Casale ([GDelcasale@aol.com](mailto:GDelcasale@aol.com))  
Steve Cobb ([Steve.Cobb@phila.gov](mailto:Steve.Cobb@phila.gov))