

Zoning Committee Meeting  
March 13, 2013

Zoning Committee Members Present:

- Dan Bartoli
- Mark Leuzzi
- John Christinzio
- John Longacre
- Allan Moore
- Gaetano Piccirilli

Also present:

- Linda Carrafiello
- Matt Carrafiello
- Michele DiPietro (Councilman Johnson's Office)
- Thuy Tran
- Bon Heng
- Quoc Doan
- Seng Kim
- John Pak
- Joseph Belle

Minutes

2535 S. 19<sup>th</sup> Street

- Presentation by Mr. Carafiello
- Wants to retain fence & shrubbery while putting in a driveway
- 1 parallel parking spot would be lost
- The only thing keeping him from doing it as of right is that he wants to keep flowerbed

2528 S. 24<sup>th</sup> Street

- Presentation by Joseph Beller. Applicant is requesting commercial use for industrial zoned area.

- Proposal is seafood restaurant
  - Steamer/fryer
  - Made to order food
- Board member concerns
  - Trash in area, streets
  - Seafood is a trash creator
  - Lot is dirty even now
- Applicant responses:
  - Food trash will be kept in freezer/cooler every night until pickup next morning
  - Family has experience in this type of business - used to run "Fresh Gulf Seafood"
  - Applicant is from South Philadelphia
  - Wants to sell primarily fresh seafood and some cooked - 20% takeout, 60%+ fresh
  - Hours: 9 a.m. to 8 p.m.
  - Willing to entertain provisos for daily trash cleanup
- Board suggestion:
  - Two outside trash cans
  - Multiple cleanups daily
  - Letter from building owners to do 3X daily cleaning
  - 8 foot dumpster fence
- Next steps: Applicant will submit letter outlining agreement