

**Washington Square West Civic Association
Board of Directors
Action by Written Vote**

April 26, 2023

Pursuant to instruction provided by Ms. Sortman as President, the Board conducted a vote by email on certain zoning matters heard by the Zoning Committee at its meeting on April 25, 2023, and summarized by Mr. Broh for the Zoning Committee. The recommendations of the Zoning Committee follow:

1. 1134 Wavery Street 2R - A visitor accommodation (AirBnb) in an existing structure. The applicant is a couple looking to rent out their trinity as an Air BnB when they are at their shore house in NJ. Their house is part of a courtyard development accessed from Waverly.

The committee unanimously recommended *opposition* to the proposed visitor accommodations for reasons including the following:

- Several neighbors within the courtyard voiced objection to the proposed use. The courtyard is accessed by a gate and the logistics of providing access to potential AirBnb users while providing appropriate safety/security for the other homeowners seems logistically impossible.
 - The owners did not adequately engage their neighbors prior to our meeting, although the Committee believes the neighbors would still be in opposition to the proposal even with proper engagement.
2. 1110 Pine Street-Application for 5 apartments and ground floor retail in an existing structure. Multifamily use is not permitted in the CMX-1 zoning district.

This is an unusual situation. The proposed use is identical to the current use, but since multi-family use isn't permitted in the CMX-1 zoning district, any permit application triggers a refusal. There was no objection to the proposed

use. However, several neighbors had concerns because the applicant had torn down a wall at the rear of the property and replaced it with a roll up gate the width of the property. The applicant hadn't applied for a permit for the roll up gate and was apparently looking to park the rear yard which is prohibited. The neighbors objected to the gate and the potential use of parking. The Committee was somewhat conflicted as it was in non-opposition to the proposed use but respected the neighbors' concern about the parking and gate. As such, the Committee informed the applicant that the Board's vote would be deferred until it was satisfied that the neighbor's concerns were addressed.

The Committee subsequently received a set of architectural and structural drawings indicating the owner's intent to replace the roll up gate with a brick wall and 3 ft. wide pedestrian gate. The structural engineer who stamped the drawings was known to a Committee member as a reputable structural engineer. The drawings are being reviewed by the Philadelphia Historical Commission and the applicant will then apply for a building permit for the brick wall (separate from any permit required for building renovations). The Committee reviewed the drawings and agreed that they satisfy any concerns regarding the rear wall or parking and, as such, is recommending non-opposition to the proposed use.

Upon email motion made by Jonathan Broh and seconded by Katie Low, the following resolution was adopted:

WHEREAS, the Zoning Committee held a public hearing and reviewed the applications for zoning variances as described above, and

WHEREAS, the Zoning Committee recommends opposition to the variance application for a visitor accommodation at 1134 Wavery Street 2R, and

WHEREAS, the Zoning Committee recommends non-opposition to the proposed use at 1110 Pine Street, it is

RESOLVED, that the Board of the Association is in opposition to the visitor accommodation at 1134 Waverly Street; and it is further

RESOLVED, that the Board of the Association hereby is hereby not in opposition to the proposed use at 1110 Pine Street, and further

RESOLVED, that the appropriate officers of the Association and the members of the Zoning Committee are hereby authorized to enter into and execute such documents and ancillary agreements, and to take such action as they deem appropriate in order to effectuate the purposes of these resolutions.

The following Directors voted by email in favor of the above Resolutions, representing the affirmative vote of at least two-thirds (2/3) of the Directors now serving:

Jonathan Broh
Leigh Ann Campbell
Patrick Coue
Sukrit Goswami
Casey Kuklick
Katie Low
Drew Moyer
Marisa Shaaban
Robert Sher
Tami Sortman
Deb Sweeney

Respectively submitted,

Drew A. Moyer
Secretary