



Zoning Board of Adjustment  
1515 Arch Street, 18th Floor  
Philadelphia, Pa. 19102

**January 18, 2024**



**RE: 1001 Watkins Street Philadelphia, PA 19148**

**Permit Application # ZP-2023-011063**  
**ZBA Hearing date: February 7, 2024**

Members of the Zoning Board:

The East Passyunk Crossing Civic Association’s Zoning Committee, the designated RCO for the area, and its members have met with the above applicant concerning the project at 1001 Watkins Street in Philadelphia, PA 19148.

Date of meetings: 12/11/23 and 01/16/2024

Location of Meeting: Zoom Video Conference

Number of attendees: +/- 15 (plus 5 committee members)

Two public meetings were held regarding the above property, with some proposed modifications being presented at the second meeting. At both meetings, it was confirmed that proper notice of the meeting had been provided to the necessary neighbors/properties. After hearing presentations about the proposed variance application and having an opportunity to ask questions and to express concerns, the community members present and the EPX Zoning Committee Members were split in their support/opposition of the proposed variance applications that had the following agreed upon amendments.

- Proposed Maximum Height 39.5 ½ feet.
- Fourth floor setback of 6ft
- Any fourth floor or roof deck barrier on the front of the house would be glass or other see-through fencing and not a parapet wall.

As seen below, the majority of the EPX Zoning Committee members were opposed to the variance application despite the above amendments/provisos.

**Vote count:**

	<b>EPX ZONING COMMITTEE</b>	<b>EPX ATTENDEES</b>
<b>SUPPORT</b>	1	7
<b>OPPOSE</b>	3	7
<b>ABSTAIN</b>	1	1

Sincerely,  
Andrew J. Sciolla, Esq.  
EPX Zoning Committee Chair