



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

April 15, 2025

RE: 1601 S. 9th St. Phila, PA 19148
Permit Applications # ZP-2024-011903
ZBA Hearing date: April 23, 2025 at 2:00
PM Calendar Number: MI-2025-000006

Members of the Zoning Board:

East Passyunk Crossing Civic Association (“EPX”), the designated RCO for the area, and its members have met with the above applicant concerning the project at **1601 S. 9th Street Phila, PA 19148.**

Date of meeting: 03/10/2025 (first meeting on 2/10/2025)
Location of Meeting: Sts. Neumann Goretti High School Cafeteria, 11th and Moore Sts
Number of attendees: +/- 19 (plus 6 committee members)

At that public meeting, it was confirmed that proper notice of the meeting had been provided to the necessary neighbors/properties. After hearing a presentation about the proposed variance applications and having an opportunity to ask questions and to express concerns, a majority (14 of 19) of the EPX community members voted in support of the proposed variances.

EPX’s Zoning Committee Members present voted (5 of 6) in support of the proposed variances subject to a duly executed Community Benefit Agreement (“CBA”) with EPX. It should also be noted that the applicant presented the project at two Zoning Committee meetings in order to obtain feedback and address community concerns. The applicant was extremely receptive to the ideas and concerns from the community and clearly made revisions to their plans to accommodate many of those concerns. For these reasons, and with a CBA having been finalized and agreed upon, EPX supports the applicant.

Vote count:

	EPX ZONING COMMITTEE	EPX ATTENDEES
SUPPORT	5	14
OPPOSE	1	3
ABSTAIN	0	2

Sincerely,

Andrew Sciolla

Andrew J. Sciolla, Esq.
EPX Zoning Committee Chairperson

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