



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

August 26, 2025

RE: 2039 S. 10th Street
Permit Applications # ZP-2025-002536
ZBA Hearing date: October 29, 2025 at 2:00 PM
Calendar Number: MI- 2025-003658

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 **2039 S. 10th Street Phila, PA 19148.**

Date of meeting: 08/11/2025

Location of Meeting: East Passyunk Community Center (1025 Mifflin Street)

Number of attendees: +/- 10 (plus 5 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 application and having an opportunity to ask questions and to express concerns, the EPX community members voted overwhelmingly in support of the proposed variance with the following provisos that were agreed to by the applicant:

Provisos

1. Owner will provide a dumpster inside the proposed garage that all tenants will use for internal trash collection, and said dumpster will be serviced by a private trash collector;
2. Owner will make a good faith effort to engage with Mural Arts to replace the existing mural that will be covered by the new construction;
3. Owner will install a “green roof” that will capture 75% or more of rain water runoff from the roof of the new building.

Vote count:

	EPX ZONING COMMITTEE	EPX ATTENDEES
SUPPORT	5	7
OPPOSE	0	1
ABSTAIN	0	2

Sincerely,

Andrew Sciolla

Andrew J. Sciolla, Esq.
EPX Zoning Committee Chairperson

W W W . E P C R O S S I N G . O R G