



c/o Calvary Community Center
4740 Baltimore Avenue
Philadelphia, PA 19143

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267-BALT-AVE (267-225-8283)

April 5, 2022

Mr. William Bergman, Chair
Zoning Board of Adjustment
Municipal Services Building
1401 JFK Boulevard, 11th Floor
Philadelphia, PA 19102

Re: **4820 Chester Avenue**
Philadelphia, PA 19143
Permit No. **ZP-2021-013560**

Dear Mr. Bergman:

Cedar Park Neighbors **SUPPORTS** the zoning variances requested for the property at **4820 Chester Avenue, in conjunction with an executed Community Benefits Agreement which provides for 2 units of affordable housing.**

Two virtual public meetings of Cedar Park Neighbors were held on Tuesday, January 18, 2022 and Tuesday, March 15, 2022. After the initial meeting in January, the applicant agreed to reconsider several design issues, along with responding to the strong desire in the community to provide some affordable housing in this 12-unit building, a much denser development that the site would normally allow. It was decided by consent that the applicant would return for a second meeting.

After the second meeting in March, a vote was taken, and there was strong support for the project, as long as a satisfactory agreement on the provision of affordable units could be reached. In addition to five (5) members of the CPN zoning committee, there was one (1) other RCO represented, and approximately thirteen (13) neighbors/members of the public. The vote was collected using the “chat” function in Zoom, and has been recorded on the attached Meeting Report. There were ten (10) votes in support, provided an agreement on affordability can be reached, and one (1) vote in support regardless, for a total of eleven (11); three (3) votes in opposition; and five (5) abstaining/no opinion.

Cedar Park Neighbors has now reached a satisfactory agreement with the applicant, and therefore we are supporting the requested variances. We understand that the provision of affordable housing is not a zoning issue; however, when developers are seeking variances, we feel it is important to look at the proposed project as a whole; to look at the use and building form, which are not in compliance for the given site, and to understand how granting variances will make a better project. For this site, with this proposal, we feel that the developer has heard the concerns of the community, and has made accommodations that deserve our support.

Attached for your information and records is the Meeting Summary Form.

Very truly yours,

A handwritten signature in black ink that reads "Katherine Dowdell".

Katherine Dowdell, Cedar Park Neighbors Zoning Committee

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