



August 8, 2012

Pita Lacenski Oxholm  
Executive Director, Esperanza Housing And Economic Development  
4261 North 5th Street  
Philadelphia, PA 19140

RE: 3921 N. 5<sup>th</sup> Street

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Executive Director

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Dear Mrs. Oxholm,

Planning Commission staff has received your request for a letter needed for your proposal to the School District of Philadelphia to acquire the former Roberto Clemente building at the above-referenced address. The Planning Commission supports this development for multifamily housing in concept. It is somewhat consistent with previous communication we've had with the School District where we expressed a preference for a City facility such as a library, or reuse for housing or business support activity for the Hunting Park East Industrial District. We also acknowledge the blighting influence of the vacant building and recommend demolition if needed for redevelopment.

This site is currently zoned G-2 Industrial. The development you propose is not consistent with the zoning and a variance or zoning change will be required. The basic steps in obtaining the variance will include:

- Review of development plans by the Department of L & I, and issuance of specific refusals where warranted.
- Application for a hearing before the Zoning Board of Adjustment.
- The formal ZBA hearing.
- Zoning Board decision on the application.

The overall timeline for this process is variable, especially with the new zoning code taking effect on August 22, 2012, but based on our experience with the ZBA, we believe that the time required from the point of initial application for a hearing to a decision by the Zoning Board ranges from two to three months.

When the time comes to obtain zoning permits, please confer with us again and we will gladly review the specifics of the site plan. Planning Commission staff is pleased to be of assistance with your proposal.

Sincerely,

Richard Redding  
Director, Community Planning Division

cc: David Ortiz, AICP, Community Planning

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