



**LSNA Board Meeting  
Via Zoom  
April 13, 2021**

*Present:* Dennis Boylan, Ed Dougherty, Colleen Walsh, Karen Belding, Bill Armstead, Lynn Armstead, Susan Berrigan, David Cardy, Michael Eckstein, Sandie Farrell, Alan Feldman, Jim Fennell, Jovida Hill, Michael Hoffberg, Tom Hogan, Frank Janitor, Sheryl Johnson, Sean Kardon, Rich Leimbach, Drew Murray, Fran Pollack, Louise Quattrone, Jim Ruddick, David Searles, Bob Sutton, Robert Strunk, Pat and Andy Toy, Michael Volpe, Nancy and Don Weinberg, Alan and Tara Williams , Earl Wolf, Linda Wong.

*Not Present:* Floss Barber, Wendy Blume, Mandi Bucceroni, Joan Decker, Hessam Mirsaedi, John Kroll, Diane Sales, Sven Shroeter, Paul Stavrakos.

Zoom meeting called to order by President Dennis Boylan at 7 pm. Quorum report.

*Motion to approve minutes from the March 2021 meeting; Motion to approve, so moved, approved.*

**Announcements:**

Review of zoom etiquette.

Drew Murray discussed the upcoming election for the LSNA board.

Statements of interest are due on April 24. Current board members need to complete these statements. There is a nomination committee including LSNA non board members. At the May 11 LSNA meeting, recommendations will be presented; elections are at the June 8 annual meeting. These will be done electronically due to covid 19.

#### **Announcements:**

On April 24, LSNA will host a document shredding event in the Boy Scout parking lot from 9-12. We may also have new blue recycling buckets available.

Thank you Hessam Mirsaedi for organizing the Spring Clean Up. Plaques will be going up for Tully and Jane Speaker and Russell Meddin in Coxe Park.

Please support our local restaurants and local museums.

The PLCB state store will open on April 15.

Newsworthy events & photo diary (Jim Fennell, Sean Kardon, David Cardy).

The RCO meeting for the project on the 2100 block of Cherry Street will be Weds April 21 at 7 pm; zoom invites will go out this week.

#### **Presentations:**

***Project Home & Hub of Hope / Sr. Mary Scullion (President and Founder) & Candice Player, PhD (VP of Outreach)***. President Boylan reviewed the 33 year history of Project Home's care for people suffering without housing. The Hub of Hope's mission is to provide a safe place for people experiencing homelessness; individuals can access beverages and meals, showers, laundry, medical care, and can receive assistance finding shelter and a permanent home. It was founded in 2011 as a part time storefront entity. In January 2013 it became a year round program, 8 am to 4 pm, located in Suburban Station. They provide transportation to shelters at the end of each day. In 2020 there were over 30,000 visits to the Hub of

Hope. Dr. Player provided statistics about the wonderful services they provide to hundreds of individuals each week. They have a group therapy program called “the Living Room”, run by Sister Eileen, creating a safe space for seriously mentally ill individuals to provide serenity and peace of mind each day. They also partner with “Muslim serves” and Philabundance to provide meals (prepackaged during covid 19). They provided outdoor covid testing to over 1100 individuals in 2020; they have now provided covid vaccination to over 200 people. President Boylan asked how LSNA can be of help. They are in need of men’s clothing (see [www.projecthome.org/hub-hope](http://www.projecthome.org/hub-hope) to find the wish list). Sister Mary Scullion mentioned two projects they are working on: finding a place for people over 55 to be housed, and providing beds for people in recovery. They will be providing help with housing and medically assisted treatment for people addicted to opioids. They are also developing Peg’s Place for LGBTQ individuals who are aging out of foster care.

***Judicial Candidate / Judge Maria McLaughlin / Pennsylvania Superior Court.*** She is a resident of Kennedy House and lifelong Philadelphian. She is a volunteer at the Hub of Hope along with her attorneys and staff. She is a first generation college educated person; she became a DA after law school. She became judge of the court of common pleas where she served for 6 years. She is running for re-election to the Superior Court. See <https://fb.watch/2INYeRPI7S/>.

***Judicial Candidate / Wendi Barish / Philadelphia Court of Common Pleas.*** She lives in the 5<sup>th</sup> ward (Olde City). She has been an attorney for 25 years. She has been an advocate for differently abled people and working to keep families together. She has done plaintiff work as well as defense work. In December of 2015, she moved to the Philadelphia Housing Authority where she is now the senior deputy general

counsel. She was active in finding a resolution to the encampment crisis. She wants to help combat problems in the First District Court including race discrimination against female judges of color.

**Consent Agenda** (see attached).

**Zoning report:** Rich Leimbach provided an update for April. The RCO meeting as listed above has been delayed until next week. The two variances being sought are: a dimensional variance for a setback, and a variance designating the property as multi-family. The ZBA hearing for this project is April 28 at 3:30.

**President's Report:**

The Parkway Motorcycle Task Force continues to meet with a number of interested parties.

Mural Arts, CCD, and LSNA are discussing a large, multi part mural along the Septa Rail Lines from 20<sup>th</sup> to 23<sup>rd</sup>.

The city is discussing the 19<sup>th</sup> and 20<sup>th</sup> street corridors on how best to move traffic, bicycles, and pedestrians.

Aviator Park has a persistent resident homeless population, which is a challenge for Moore College of Art and the Franklin Institute. There was an assault last week.

LSNA website: there will be a proposal for an update discussed at the May meeting.

Cathedral Place will be blocking streets the weekends of April 17 and 24.

Hosts for Hospitals <https://hostsforhospitals.org/> is looking for housing for patients and their families in Philadelphia for surgery and treatment.

There have been a number of high speed accidents in our neighborhood recently.

Vol Coln park opened last Saturday. Fairmount Sports association is up and running. Bock Development Group is paying to remediate the fields. The Orens Brothers Callowhill Project is fully underway.

**Old Business:** none

**New Business:** On Friday through Sunday April 23-25, Friends of Baldwin Park will be sponsoring Story Walk, "A Tree for All Seasons".

Meeting adjourned at 8:08 pm. Next meeting is May 11, 2021.  
We had a total of 102 participants via zoom.

**CONSENT AGENDA**  
**APRIL 13, 2021**

Commented [1]:

**LSNA Membership Report FY20-21**

March 6, 2021 – April 9, 2021  
 April 13, 2021

**Logan Square Neighborhood Association**  
**Profit & Loss YTD Comparison**

Cash

Basis

March 2021

	Mar 21	Jul '20 - Mar 21
<b>Income</b>		
4000 · Revenue		
4100 · Membership Dues	2,605.00	18,248.00
4200 · Contributions	0.00	61.00
<b>Total 4000 · Revenue</b>	<b>2,605.00</b>	<b>18,309.00</b>
<b>Total Income</b>	<b>2,605.00</b>	<b>18,309.00</b>
<b>Gross Profit</b>	<b>2,605.00</b>	<b>18,309.00</b>
<b>Expense</b>		
6000 · Communications Committee		
6200 · Website	0.00	378.00
<b>Total 6000 · Communications Committee</b>	<b>0.00</b>	<b>378.00</b>
7000 · Health & Safety Committee		
7200 · 9th District PDAC Contribution	0.00	1,000.00
<b>Total 7000 · Health &amp; Safety Committee</b>	<b>0.00</b>	<b>1,000.00</b>
8000 · Membership Committee		
8100 · Postage	0.00	165.00
8300 · Photocopies and Office Supplies	0.00	127.69
<b>Total 8000 · Membership Committee</b>	<b>0.00</b>	<b>292.69</b>
9200 · Beautification & Maintenance Co	0.00	309.00
9900 · Executive Committee		
9960 · Office Expense	2.94	254.70
9970 · Other Discretionary	0.00	2,500.00
9900 · Executive Committee - Other	0.00	1.32
<b>Total 9900 · Executive Committee</b>	<b>2.94</b>	<b>2,756.02</b>
<b>Total Expense</b>	<b>2.94</b>	<b>4,735.71</b>
<b>Net Income</b>	<b>2,602.06</b>	<b>13,573.29</b>

**ASSETS**  
 Current Assets  
 Checking/Savings

**FY20-21 Members – 421**

Residential – 401 (65 NEW; 319 Renewals; 17 Carry-over)

Commercial – 20 (4 NEW; 13 Renewals; 3 Carry-over)

- 10 Bldg./Condo Assoc. (- NEW; 7 Renewal; 3 Carry-over)
- 10 Businesses/Institutions (4 NEW; 6 Renewals; - Carry-over)

**FY19-20 Membership Income – Total \$17,413**

Residential – \$11,913

Commercial – \$5,500

- Bldg./Condo Associations - \$1,300
- Businesses or Institutions - \$4,200

Submitted by Pat Toy

Chair, Membership Committee

**PREVIOUS FISCAL YEARS****FY19-20 Membership Final Report**

Total Members – 390 (Residential – 370; Commercial – 20 (12 Bldg./Condo + 8 Bus/Inst.))

Total Income – \$12,935 (Residential – \$9,885; Bldg./Condo Assoc. - \$1,950 + Bus/Inst - \$1,100)

**FY18-19 Membership Final Report**

Total Members – 392 (Residential – 370; Commercial – 22 (10 Bldg./Condo + 12 Bus/Inst.))

Total Income – \$14,375 (Residential – \$10,825; Bldg./Condo Assoc. - \$1,600 + Bus/Inst - \$1,950)

**FY17-18 Membership Final Report**

Total Members – 383 (Residential – 360; Commercial – 27)

Total Income – \$14,280 (Residential – \$10,080; Bldg./Condo Assoc. - \$1,650; Bus/Inst - \$2,550)

**FY16-17 Membership Final Report**

Total Members – 372 (Residential – 341; Commercial – 31)

Total Income – \$15,320 (Residential – \$9,835; Bldg./Condo Assoc. - \$2,500; Bus/Inst - \$3,185)

**FY15-16 Membership Final Report**

Total Members – **336** (Residential – 310; Commercial – 26)

Total Income – **\$13,505** (Households/Individuals – \$9,555; Bldg./Condo Assoc - \$2,750; Bus/Inst - \$1,200)

**FY14-15 Membership Final Report**

Total Members – **309** (Residential – 278/Commercial – 31)

Total Income – **\$16,365** (Households/Individuals - \$9,445; Residential Buildings - \$3,700; Commercial Members - \$3,220)

### **Health & Safety Committee Report**

April 6, 2021 meeting notes

**Catalytic converter theft** - Some Toyota models and Honda models seem to be targeted - If you park on the street, Police advise moving your vehicle at least once a week to a new parking space, to make the thieves believe the car frequently. Thieves tend to target cars left in one place for several days. It is illegal to work on a car in the street. If you see this occurring it is advised you call [911](#) to alert the Police.

**Homeless outreach** Hotline - [215-232-1984](#) - Tents are popping up on the Schuylkill River several bridges. Please keep reporting.

**GIANT Supermarket update** - Giant has reached out to the Streets Dept to paint crosswalks at 23rd & Arch Streets, and 23rd and Cherry Streets to aid pedestrians. No major issues with trucks at this time.

**RATS on the Parkway at [19th Street](#)**, around and near Logan Circle. We were told to reach out to VECTOR Control to address this problem.

**Lighting issue at 19th & Vine** - old Family Court Building - Hotel Developers have abandoned the renovation project, we will reach out to the City and Parks & Rec for additional lights, to brighten that block.

**CSX Trains** still idling and blocking Race Street crossing. We will continue to reach out to Nikki Saval, State Senator for assistance.

Neighborhood appears to have lost several BIG BELLY trash cans on specific corners. We will map out those corners and reach out to Streets Dept for replacement Big Belly Trash cans.

### **ZONING COMMITTEE REPORT**

1. 30 N. 23<sup>rd</sup> Street- Part of the Riverwalk project, Doggie VIP is proposing a 'Doggie Day Care' located in the South Tower of Riverwalk. The proposal for 'Animal Services', is a permitted use, but 'Boarding and Other Services' requires a variance. The Applicant has already presented at a near neighbor meeting and will make an official RCO presentation at the January 12, 2021 Board Meeting. The ZBA hearing is scheduled for April 21, 2021. The Board agreed to "Not-Oppose" the Boarding and other Services variance with the proviso that it be limited to Boarding of cats and dogs and not include Taxidermy, Veterinary, or Crematory Services.

2. 2000-2024 Arch Street - The Parkway Corporation project on the former Avis parking lot has been on hold due to Covid. Their Tenant is looking continue with the process with some changes that will require an amendment to the Neighborhood Development Agreement signed in May 2019. The overall height and silhouette of the structure will not change, but three additional floors will be added by reducing the penthouse mechanical height and reducing the floor heights of the lobby and additional floors. Two additional below grade levels of parking are to be added. Parkway, LSNA, Walden Walk, and Council President Clarke's office are collaborating on this effort.
3. 2136-2138 Cherry Street – A project requiring variances has been sent to LSNA requiring a public hearing as part of the RCO process. A near-neighbor meeting will be scheduled for March 16<sup>th</sup> virtually and an official RCO presentation requiring a vote by the Board is scheduled for April 13<sup>th</sup> as part of the monthly Board Meeting. The ZBA hearing for this project will be held on April 28, 2021.

#### **PLANNING & DESIGN COMMITTEE REPORT**

07 April 2021 / via Video Conference

##### Attendees:

Sven Schroeter, David Searles, Jim Fennell, Sam Little, Rich Leimbach, Dennis Boylan, Ed Dougherty, Bob Sutton, Drew Murray, Joe Sirbak, Suzanne Dayamin

##### Discussion Summary:

#### **1. 2136-38 Cherry Street**

In simplified terms, The applicant is proposing to combine these two properties in to one, and to then expand the square footage by building a third-floor addition. In more complex terms, the applicant is asking for a zoning variance that would allow for a multi-family structure with three distinct residences, as well as a 3rd-story addition whose proposed designed challenges the existing aesthetic of the immediate neighbors. The Committee addressed these two matters as two distinct issues.

As proposed by the applicant, these two separate structures would now be recorded as a single address but with three separate entrances to living facilities on the first, second and the newly-built 3rd floor. The existing applicable zoning for these structures and those nearest to it is RSA5. RSA-5 districts are primarily intended to accommodate attached and semi-detached houses on individual lots. This zoning signature applies along Van Pelt and Beechwood, and also this stretch of Cherry Street, between 21st and 22nd.

While it is true that there is an abundance of nearby housing where homes that were previously single-family homes have been broken up and now contain multiple rental units within (notably 21st Street between Race and Cherry), those tracts are zoned RM1 to accommodate such a configuration. The zoning for this parcel and for the housing that surrounds it is different and intend to promote - and ensure - single-family occupancy. The combination of the two adjoining properties does not change these larger definitions, and by virtue of the three separate entrances to the three distinct units, the applicant was conceding their continued request for a variance from the existing zoning constraints.

As to the proposed design for the 3rd-story addition, the Committee was successful in lobbying the applicant away from a gabled roof fully out of character with the surrounding properties and towards a mansard design more consistent with the nearest neighbor on 2140 Cherry, and with other structures nearby. While the applicant had not yet furnished fully rendered design details, the Committee wished to at least acknowledge the considerable improvement the applicant made on their first submissions, which the Committee judged were aesthetic non-starters.

But these design issues were assessed as fully secondary to the larger issue of hewing to the existing zoning guidelines that have done much to protect the design character of the immediate neighborhood. The Committee, reporting to the larger LSNA board, has ruled on several such matters in the past several years and opted to not allow such zoning modifications that would represent a break with the protections that have maintained the unique character of the housing stock in the neighborhood. In this instance, the committee choose to be consistent with those past decisions and recommend against offering a letter of non-opposition for when the matter is considered by the Zoning Board of Adjustment.