



REINHARD & 48TH STREET

Dear Board Members,

RHD with the help of Crusaders Church had a vision when developing Reinhard & 48th Street homes. The vision of building a better life for home owners, their families and at the same time making the community attractive.

Ten (10) years ago when looking at areas to purchase a home, this area was a definite interest to us all. We loved the Churches that surrounded us. The block and neighborhood was extremely quiet. There was plenty of parking on our street for our guest to visit. Surrounding areas were home owners. This was a family orientated neighborhood where we could raise our children and someday retire in peacefulness. We soon came to find that our vision match the vision of RHD and Crusaders Church. We remember the slogan being at the time "The American Dream".

Mr. Guy Laren is trying to turn our dream into a nightmare. It appears to be turning into a residential/commercial area and this is not what we signed up for. We, the homeowners of Reinhard/48th Street would have known this before purchase. We would not have purchased here, for this was not our American Dream.

Mr. Laren has purchased the Church on 47th and Reinhard/Kingsessing. He has put two (2) day cares there. We had concerns and he assured us they would be taken care of. Being as if this is a community based business we agreed. To date all of our concerns have not been met.

1. Parking on each side of the street where X's were painted on and it's difficult to see coming out. A neighbor's guest has already gotten into an accident due to this.
2. Fencing

Neighbors of Reinhard/48th Street have met with Guy Laren, Colin Laren and their attorney Brett Feldman on a couple of occasions. Once with the prospective tenants of Soapbox and Locust Moon Press. Locust Moon Press and Mr. Laren's team had expressed the three-story tower space would be used for storage and occasionally meeting a client and he would hardly be there. Now in the proviso agreement for zoning it is stating the space will also be used for studio space with drawing tables. This was never disclosed to us. Meaning more people will occupy the space, more concerns for us.

The other tenant, Soapbox would occupy the rear Parish House and use the space as a community print shop with book binding, library and studio space that will be leased out to an additional four (4) sub-leases with 24/7 access. A door has been constructed on Reinhard for entrance which now has been diverted to entrance on 47th Street. Now the door constructed will be used for handicap and deliveries. Already Mr. Laren's construction crew has that area filthy. Trash everywhere. Every day we are picking up trash. We never went through this before. So we can only image with delivery trucks and more traffic how filthy our street will be.

Reinhard/48th Street concerns with Soapbox & LocustMoon:

1. Constructed side entrance for loading will create a lot of delivery traffic with big delivery trucks. And loading zone will take up parking for our guest.
2. Trash everywhere
3. This is a no outlet street, meaning the large delivery trucks will have to turn around and possibly using the sidewalk as well as our driveways to do so. In turn this can cause break down of the sidewalks that homeowners are responsible for repairing.
4. 24/7 access to the building by all the sub-leasers. We have no idea who and how many people they will be bring in with them. We have no idea how long they are leasing the space and if will they respect our quite neighborhood.
5. We are concerned with the possibilities of increased crime being brought to our neighborhood.
6. Homeowners are worried about the sound of the machines. We all work and we don't need to be awoken in the middle of the night due to machines, car door slams or loud talking.
7. A few homeowners have pets and if there is noise, especially with the windows opened, they will start barking and sleep is broken again not to mention annoying neighbors.
8. Parking on the block is going to be horrible. We are homeowners, we should not have to worry about our guest parking around the corner when visiting because Soap box/LocustMoon/Daycares have all the parking areas on the street. We have already seen an increase in traffic and parking due to the Daycare.

Mr. Laren, maintained a position of not knowing what he would do with the rest of the building. After deciding the type of businesses to be occupied were planned, tenants were sought out, found and details discussed with the tenant's. Only then was Reinhard/48th Street privy to that information. Mr. Lauren explained to us that he spoke with other areas that has no direct effect with this print shop. And like the daycares and these two business, Mr. Laren hasn't disclosed anything pertaining to the rest of the church. Does he want more commercial businesses there? But he claims to want to be neighborly with us. We feel these are not neighborly actions.

Our view is, we thought we were purchasing a family orientated home in a residential community. But if left up to Mr. Laren we will be home owners in a residential/commercial community that we did not what to purchase a home in nor live in this type of neighborhood. We the homeowners of Reinhard and 48th Street are opposed to Soapbox and Locust Moon Press as being tenants in our residential community. We hope you, the Zoning board will respectfully understand why we oppose and continue to let us live **Our American Dream.**

Respectfully Reinhard and 48th Street Homeowners

4700 Reinhard Street- Cindy Moss

4718 Reinhard Street- Darryl A. Jones

4702 Reinhard Street- Ijnanya N. El-Amin

4714 Reinhard Street- Diane Judson

4704 Reinhard Street – Lansana Jabbie

1222 S. 48TH Street-Dana Pinckney

4706 Reinhard Street- Laura Lawrence

1224 S. 48TH Street – Terina Thomas

4708 Reinhard Street- Lorraine Bellinger

1226 S. 48th Street –Rose Christmas

4710 Reinhard Street- Patricia Jackson

1228 S. 48Th Street- Angela & Gabriel
Simlaramée

4712 Reinhard Street-Jennie Thomas

1220 S. 48TH Street – Jackie White Womack

4716 Reinhard Street- Christina Finney

