

# BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147  
(215) 627-0057

[www.bellavistaneighbors.org](http://www.bellavistaneighbors.org)

*Bella Vista Neighbors Association, formerly known as Bella Vista Town Watch, is an independent non-profit neighborhood organization. Our goal is to improve the quality of life for all residents of Bella Vista.*

Hon. Frank DiCicco  
Chair, Philadelphia Zoning Board of Adjustment  
One Parkway Building, 1515 Arch Street, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

April 29, 2018

**Re: RCO Meeting Summary Form**

ZBA Calendar No. 32331 Zoning Application No. 827794  
1001-1005 E. Passyunk Ave./ ZBA hearing date: May 2, 2018, 4:30 pm  
Applicant: John Nghiem Tran & June Tran

Dear Mr. DiCicco:

Below is a summary of our public community meeting held regarding the above referenced zoning application.

<b>Position:</b>	<b>Not-opposed</b>
<b>Date of Meeting:</b>	April 3, 2018
<b>Location of Meeting:</b>	Palumbo Recreation Center, 10 <sup>th</sup> & Fitzwater Streets.
<b>Participating RCO:</b>	Bella Vista Neighbors Association (BVNA) Zoning Committee
<b>Number of Attendees:</b>	Approximately 40 excluding zoning committee members

**Reason for Position:**

The applicant seeks to open a sit-down restaurant within an existing full lot coverage structure located at a 3-point intersection and situated upon a small irregularly shaped split-zoned lot primarily designated CMX-1 but with an RM-1 area greater than 20%. The applicants intend an operation catering primarily to take-out and delivery patrons, with a limited number of indoor seats, and with operating hours of 11am to 10pm daily except Thursdays

To garner community support, the applicants agreed to not apply for outdoor seating or loading zones, to not provide live entertainment or outdoor amplified music, to store trash in the basement prior to commercial pick-up, and to monitor and maintain optimum "quiet" performance of the existing outdoor cooking exhaust ventilator.

Several neighbors spoke in support and others expressed concerns about the application. Concern was expressed primarily over possible traffic congestion created by delivery persons and patrons driving to the restaurant, as well as trash and noise. Those who supported the proposal indicated that a restaurant, though of a higher commercial use than CMX-1 allows, would be preferable to the longtime vacant commercial space. Notified residents within 250' supported the application 14 to 4. Residents from the general neighborhood expressed support 6 to 0.

BVNA recognizes that the split-zoning use restrictions and the irregularly shaped small lot have prevented the best possible use of the commercial space and have created a hardship for the building owner and for potential tenants. BVNA agrees with the many neighbors who expressed their support that an active commercial use of the site would be preferable to a longtime vacant and unusable space. **BVNA is therefore Not Opposed to the application.** As always, we thank you for considering our report of the meeting discussion, and of our opinion in the matter.

Respectfully submitted,  
Bella Vista Neighbors Association, Inc.



By: \_\_\_\_\_

Lawrence Weintraub AIA  
Co-Chair, BVNA Zoning Committee

cc: *The Hon. Mark Squilla c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov, wardleader@philadelphia2ndwardgop.com, ZBA Kariyma.Quintana@phila.gov, Martinezjacqueline725@gmail.com for John Nghiem Tran & June Tran*

encl: Zoning Meeting Agenda Poster, Zoning Meeting Sign-in Sheets

# RCO Meeting Summary Form to Zoning Board of Adjustment (ZBA)

## **Bella Vista Neighbors Association Zoning Committee**

PO Box 63955  
Philadelphia, PA 19147

April 29, 2018

Hon. Frank DiCicco  
Chair, Zoning Board of Adjustment  
One Parkway Building, 1515 Arch Street, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

**Re: RCO Meeting Summary Form**

ZBA Appeal Number: 32331  
Zoning Application Number: 827794  
1001-1005 E. Passyunk Avenue  
May 2, 2018, 4:30 pm

Dear Mr. DiCicco:

Below is summary of a public community meeting held regarding the above-referenced zoning application.

**Final Position Taken by Coordinating RCO is one of:**

- Support
- Oppose
- Non-Opposition**
- Did not reach agreement on the application

**Vote Counts:**

	RCO Board/ Committee	Meeting Attendees	Other Additional Meeting Attendees: Immediate (flyered within 250') neighbors
<i>Support</i>	0	14	6
<i>Oppose</i>	0	4	0
<i>Non-Opposition</i>	8		

**Date of Meeting:** April 3, 2018

**Location of Meeting:** Palumbo Recreation Center, NEC 10<sup>th</sup> & Fitzwater Streets.

**Participating RCO:** Bella Vista Neighbors Association Zoning Committee (BVNA)

**Total Number of Attendees:** 40 (Excluding BVNA Zoning Committee members)

**Letter with Explanation of/Rationale for Position Attached.**

Sincerely,

Bella Vista Neighbors Association, Inc.



By: \_\_\_\_\_

Lawrence Weintraub AIA  
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla c/o Marie Beren Marie.Beren@phila.gov,  
Planning Commission - rco.notification@phila.gov  
ZBA Kariyma.Quintana@phila.gov,  
Applicant: Martinezjacqueline725@gmail.com for John Nghiem Tran & June Tran