Hi Riad,

Please find the attached PDF file containing the application details. I hope this assists you in understanding the situation.

Best,

[Signature]

Bella Vista Neighbors Association, Inc.

[Contact Information]

[Meeting Details]

Position: Not-opposed
Date of Meeting: April 3, 2018
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: 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.

[Signature]

By: Lawrence Weintraub AIA
Co-Chair, BVNA Zoning Committee

[Contact Information]

[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, 18th 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:

<table>
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<th>RCO Board/Committee</th>
<th>Meeting Attendees</th>
<th>Other Additional Meeting Attendees: Immediate (flyered within 250') neighbors</th>
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<tr>
<td>Oppose</td>
<td>0</td>
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<tr>
<td>Non-Opposition</td>
<td>8</td>
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Date of Meeting: April 3, 2018
Location of Meeting: Palumbo Recreation Center, NEC 10th & 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 Karinya.Quintana@phila.gov
    Applicant: Martinez.jacqueline725@gmail.com for John Nghiem Tran & June Tran