

BELLA VISTA NEIGHBORS ASSOCIATION

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

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.

Ms. Julia Chapman
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

November 30, 2015

Re: RCO Meeting Summary Form
ZBA Calendar No. 26311/ Zoning Application No. 646585
1009 S 7th St/ ZBA hearing date: December 2, 2015, 2:00 pm Applicant: Cuong Tran, Expediter

Dear Ms. Chapman:

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

Position:	Non-Opposition
Date of Meeting:	November 4, 2015
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 6 excluding zoning committee members

Reason for Position:

The applicant seeks (1) one dimensional variance to legalize a rear addition erected to an existing structure that has reduced the open space of the lot to 19%, from the 30% required. The applicant indicated a hardship in that the structure had been severely neglected for many years which had caused a severe loss of structural integrity to the original rear ell. This necessitated removal and reconstruction of the rear portion of the dwelling. For the reconstruction, the applicant felt that the layout of the dwelling would be best enhanced by rebuilding an addition to the full width of the property, rather than to the original ell form. Furthermore, given that the adjacent structures were all originally built out full width and rearward with less open space than required, the applicant indicated that it made the best sense from a structural, construction and maintenance standpoint to align the rear face of the addition with the rear facades of the adjacent properties.

No neighbors present spoke in opposition to the proposal. **BVNA therefore does not oppose the application as presented.** 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, BVNA Zoning Committee, PCPC-rc@phila.gov, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, Vito Canuso, Esq.
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets