

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.

Dr. James E. Moylan DC
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

May 2, 2016

Re: RCO Meeting Summary Form

ZBA Calendar No. 27204/ Zoning Application No. 670836
1023 Christian St / ZBA hearing date: May 4th, 2016, 5:00 pm

Applicant: Peter Kallitsopoulos

Dear Dr. Moylan:

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

Position:	Non-Opposition
Date of Meeting:	April 5, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO's:	Bella Vista Neighbors Association Zoning Committee (BVNA)
Number of Attendees:	Approximately 22 excluding zoning committee members

Reason for Position:

The longtime owner applicant of this CMX-1 designated NW corner property at South Warnock Street seeks convert the first floor use from commercial to another residential unit for a total of three (3) dwelling units in this building. The application was refused because the narrow north end of this property adjoins an RSA-5 use, whereas the main south front and long west side adjoin multiple RM-1 designated parcels.

The applicant explained a hardship concerning his past attempt to operate a viable business on the first floor, and the general limited ability to rent out the existing commercial space given the sparsity nearby commercial uses. He also indicated that the moderately scaled building footprint allows for well sized two bedroom apartment units on each floor. A nearby neighbor, the only one to attend who had received a notification letter for this meeting, expressed non-opposition to the proposal. Eleven (11) general community wide audience members who were not recipients of notification letters also offered non-opposition.

Given the general lack of a high density of commercial uses along this block, the proximity of the property to adjoining RM-1 uses, and in the spirit of higher density multi-dwelling unit properties already situated along this block of Christian Street, **BVNA therefore does not oppose this 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, BVNA Zoning Committee, PCPC-rco@phila.gov, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, snapphoto1@netzero.net

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