

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.

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

December 2, 2018

Re: RCO Meeting Summary Form
ZBA Calendar No. 35294 Zoning Application No. 898846
1029 S. 7th Street./ ZBA hearing date: December 5, 2018, 2:00 pm
Applicant: Joseph J. Funari

Dear Mr. DiCiccio:

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

Position: **Opposed**
Date of Meeting: November 20, 2018
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 21 excluding zoning committee members

Reason for Position:

The applicant seeks to enlarge an existing 3-story corner structure with a 3-story rear addition, and to increase the density from (3) three dwelling units to (4) four. The property is currently zoned RSA-5 for single family use only, but contains a pre-existing non-conforming use of (3) three small dwelling units. Given that the lot size is a modest 900 square feet; if the property was zoned RM-1 for multi-family use, the owner would only be allowed to have two dwelling units as of right.

The applicant explained that the building is in poor condition and in need of complete rehabilitation. Citing the current cost of maintaining the existing building as a hardship; the applicant explained that the income from an additional dwelling unit could offset the proposed rehabilitation costs. However, upon viewing the design proposal, it was shown that two of the four proposed dwelling units would be bi-level with basement level bedrooms only. Such a proposal would require costly foundation underpinning work, and offer overly small marginalized sleeping spaces. BVNA offered that the proposed addition, as well as a complete renovation of the (3) three existing non-conforming dwelling units would likely cost considerably less and not only offer as good a return on that investment, but allow for (3) three more moderately sized dwelling units as compared to the (4) four very small ones proposed.

Unusually, no immediate neighbors (within 250') attended the meeting. Of the community wide neighbors in attendance, two were not opposed, and one was opposed. Given that the property is already non-conforming with more dwelling units than would be allowed even if it had a higher zoning classification, BVNA feels that any additional added density would not be appropriate for this RSA-5 zoning district and vicinity of other single family homes on overly small lots. **BVNA therefore Opposes 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,
For Applicant: RPatterson@klehr.com, christopher.funari2516@gmail.com.
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

December 2, 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: 35294
Zoning Application Number: 898846
1029 S. 7th Street
December 5, 2018, 2:00 p.m.

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:	All Meeting Attendees:	Immediate neighbors: (flyered within 250')
Support		2	2
Oppose	6	1	1
Non-Opposition	1		

Date of Meeting: November 20, 2018

Location of Meeting: Palumbo Recreation Center, NEC 10th & Fitzwater Streets.

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

Total Number of Attendees: Approximately 21 (Excluding BVNA Zoning Committee members)

Letter with Explanation of/Rationale for Position Attached.

Sincerely,

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weitraub AIA
Co-Chair, BVNA Zoning Committee

cc: *The Hon. Mark Squilla* c/o Marie.Beren@phila.gov
Planning Commission - rco.notification@phila.gov
ZBA Kariyma Quintana [@phila.gov](mailto:Kariyma.Quintana@phila.gov),
For Applicant: RPatterson@klehr.com, christopher.funari2516@gmail.com