

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 DiCiccio
Chair, Philadelphia Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

April 15, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 36340, Zoning Application No. 928250
1051-99 Washington Ave. / ZBA hearing date: April 17, 2019, 9:30 am, Applicant: CVS LLC

Dear Mr. DiCiccio:

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

Position:	Not opposed
Date of Meeting:	April 2, 2019
Location of Meeting:	Palumbo Recreation Center, 10 th & 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 has proposed to legalize a preexisting 24' tall freestanding sign that currently exceeds allowable height (20') and area of signage (178.58 s.f. vs. 100 s.f. allowed). The signage area of the current sign is intended to remain the same as new back lit logo and description sign panels are inserted into the original sized housings.

The applicant presented that the existing sign post and signage had been approved by zoning variances granted in 1997. However, the originally designated southwest lot corner location of the approved sign was apparently changed during construction and relocated approximately 150' more eastwardly along Washington Avenue, possibly to call attention to the drive-through pick-up access driveway there. Thus negating the validity of the original approved zoning permit.

Given the expressed hardship to possibly relocate the sign to the southwest corner of the lot to be in compliance with the original 1997 zoning approval, BVNA does not oppose this application to legalize the current siting and size of the sign. There were no nearby notified (250' radius) neighbors in attendance. Of the larger community present, 31 voted in favor, none voted to oppose the application.

Therefore, BVNA is not opposed to 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 c/o (Marie.Beren@phila.gov)
BVNA Zoning Committee, rco.notification@phila.gov
ZBA: Kariyma.Quintana@phila.gov, For applicant: Deborah L. Arbuckle, DArbuckle@kaplaw.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

April 15, 2019

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: 36340
Zoning Application Number: 928250
1051-99 Washington Ave.
April 17, 2019, 9:30 a.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
- X Non-Opposition
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee:	All other meeting attendees:	Immediate neighbors: (flyered within 250')
Support		31	0
Oppose	0	0	0
Non-Opposition	7		

Date of Meeting: April 2, 2019

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

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

Total Number of Attendees: Approximately 40 (excluding 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@phila.gov
Planning Commission: rco.notification@phila.gov
ZBA: Kariyma.Quintana@phila.gov
For applicant: Deborah L. Arbuckle, DArbuckle@kaplaw.com