

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

January 11, 2016

Re: **RCO Meeting Summary Form**
ZBA Calendar No. 26634/ Zoning Application No. 629773
602 Fulton St. / ZBA hearing date: January 13, 2016, 2:00 pm Applicant: Alan Nochumson, Esq.

Dear Ms. Chapman:

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

Position:	Opposition
Date of Meeting:	January 5, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 67 excluding zoning committee members

Reason for Position:

The applicant seeks to subdivide a recently consolidated lot (2013, Appeal No. 19782) in order to renovate and expand an existing nearly full lot coverage single family 3-story dwelling at 602 Fulton Street, and to erect a new 4 story duplex dwelling structure at 604 Fulton Street. The subdivision has been refused for sub-standard resulting lot sizes (740 square feet each), and lack of adequate remaining open space at 602 Fulton Street.

BVNA understands that this consolidated lot was recently created in 2013 because it was subdivided from a much larger lot that went through to Catharine Street. The former larger lot allowed that the existing dwelling at 602 Fulton Street originally had a generous rear yard. The consolidation of the 2013 subdivision, endorsed by BVNA at that time, was to join the vacant area situated at 604 Fulton Street to the existing dwelling at 602 Fulton Street so that the dwelling would have more than adequate dedicated open space.

At our January meeting, 3 immediate neighbors attended, and 2 other community residents; all of whom opposed this application for subdivision. There were no neighbors present who supported this application. The neighbors subsequently presented a signed petition of nearly all of the residents on this block. Though some members of our Committee offered that the proposed 740 square foot resulting lots were commensurate with the size of many others nearby and within our community, a majority of our Committee members felt that the existing nearly full lot coverage dwelling at 602 Fulton Street should not be separated from the only dedicated open area it has as a result of the recent lot consolidation.

BVNA therefore opposes the application. We expect several neighbors on this block to attend the ZBA hearing. 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, Alan Nochumson, Esq.
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets