

BELLA VISTA NEIGHBORS ASSOCIATION

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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

April 18, 2016

Re: RCO Meeting Summary Form

ZBA Calendar No. 27033/ Zoning Application No. 661750

607-611 Bainbridge St / ZBA hearing date: April 19, 2016, 9:30 am

Applicant: George Claflen AIA

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:	March 1, 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 21 excluding zoning committee members

Reason for Position:

The applicant seeks to consolidate two lots and to erect a 2-story addition and roof access structure with multiple roof decks upon a preexisting 1-story street corner lot (NE Corner at S. Marshall St.) structure. Zoning relief is sought for excessive height and lot coverage, lack of rear yard depth, and for required deck setbacks. The applicant also seeks to legalize a preexisting 2nd floor level roof top deck that is situated at the Bainbridge street front end of the property. The proposed addition does not technically exceed the allowable height limit, but due to the application to consolidate two lots, and given that one of the preexisting structures exceeds allowable height, the proposed adjoining addition was refused.

The applicant presented a carefully considered and thoughtful design solution to integrate a new addition to an assembly of preexisting non-conforming structures that cover nearly the entire lot. Two (2) nearby neighbors who received flyers for this case offered non-opposition to the proposal. Eleven (11) community wide members of the audience also offered non-opposition. No one present opposed any aspect of the proposal.

Given the thoughtful design presented by the applicant, as well as community wide support, and that no apparent adverse impact could be determined given the extents of the preexisting non-conforming structures, **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,
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encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets