

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

September 12, 2016

Re: RCO Meeting Summary Form

ZBA Calendar No. 28131/ Zoning Application No. 696765
618 S 8th St/ ZBA hearing date: September 13, 2016, 9:30 am

Applicant: Albert La Torre

Dear Dr. Moylan:

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

Position:	Not opposed
Date of Meeting:	August 9, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 16 excluding zoning committee members

Reason for Position:

The applicant seeks (1) one use variance to legalize (3) three preexisting dwelling units within an existing RM-1 zoning district (3) three-story corner lot structure that has a lot area of 1016 sf whereas 1080 sf minimum is required. The building has been in use for an extended period of time as a (3) unit apartment building, including a unit for the applicant, one for his son, and a third unit for other tenancy.

All members of the audience in attendance to hear this case offered non-opposition and support. There were no neighbors in attendance who were opposed. The BVNA Zoning Committee felt that the amount of lot area that fell short of the minimum requirement was not substantive, and that granting the variance would have no impact on the surrounding neighborhood given the preexisting (3) dwelling use already in place. As a result, **BVNA is not opposed to granting the variance.**

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, rco.notification@phila.gov, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, Albert La Torre
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets