

# BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147  
(215) 627-0057

[www.bellavistaneighbors.org](http://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.*

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

January 6, 2019

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 35233, Zoning Application No. 904424  
619 S. 11<sup>th</sup> St. / ZBA hearing date: January 9, 2019 9:30 am  
Applicant: Richard & Ashley Slagle

Dear Mr. DiCiccio:

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

<b>Position:</b>	<b>Not-Opposed</b>
<b>Dates of Meetings:</b>	November 20, 2018
<b>Location of Meeting:</b>	Palumbo Recreation Center, 10 <sup>th</sup> & Fitzwater Streets.
<b>Participating RCO:</b>	Bella Vista Neighbors Association (BVNA) Zoning Committee
<b>Number of Attendees:</b>	Approximately 21 (excluding zoning committee members)

**Reason for Position:**

The applicants seek to enlarge the living space of their current home with the erection of a 4<sup>th</sup> floor sun room and deck addition upon their existing 3-story dwelling, to be accessed by a new 4-story rear addition to contain an access stairwell. The application has been refused for open area, where 25% is required and 22% has been offered.

The applicants expressed a hardship with respect to their current small lot size of 16'-3" x 42'-5", and that the majority of their first floor area is consumed by an off-street garage installed many years ago prior to their ownership of the property. Unusually, no immediate neighbors (within 250') attended the meeting; of the remaining neighbors in attendance, five supported the proposal, and none opposed. A majority (5) of the Committee were not opposed to the application, with two (2) opposed, expressing concerns over the height and bulk of the proposed 4-story rear stairwell structure and its potential impact to block light and views to the homes situated immediately behind on South Clifton Street. These members of the Committee suggested designing stairwell access via an internal stairwell of some kind rather than the one proposed within the added rear structure.

Given the minimal difference between the open area required and offered, as well as the hardship expressed, and the lack of an appearance of any immediate neighbors to express opposition, **BVNA is therefore not-opposed to 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. Kenyatta Johnson c/o ([Joshu.Harris@phila.gov](mailto:Joshu.Harris@phila.gov) & [Dillon.Mahoney@phila.gov](mailto:Dillon.Mahoney@phila.gov)), BVNA Zoning Committee, [rco.notification@phila.gov](mailto:rco.notification@phila.gov), [mikeharris@southstreet.com](mailto:mikeharris@southstreet.com), ZBA: [Kariyma.Quintana@phila.gov](mailto:Kariyma.Quintana@phila.gov),  
For Applicant: [ashleyslagle@gmail.com](mailto:ashleyslagle@gmail.com), [ricksagle@gmail.com](mailto:ricksagle@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

January 6, 2019

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

### **Re: RCO Meeting Summary Form**

ZBA Appeal Number: 35233  
Zoning Application Number: 904424  
619 S. 11<sup>th</sup> Street  
January 9, 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 Meeting Attendees:	Immediate neighbors: (flyered within 250')
Support		5	0
Oppose	2	0	0
Non-Opposition	5		

**Date of Meeting:** November 20

**Location of Meeting:** Palumbo Recreation Center, NEC 10<sup>th</sup> & Fitzwater Streets.

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

**Total Number of Attendees:** Approximately 21 (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. Kenyatta Johnson c/o [Joshu.Harris@phila.gov](mailto:Joshu.Harris@phila.gov) & [Dillon.Mahoney@phila.gov](mailto:Dillon.Mahoney@phila.gov)  
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