

BELLA VISTA NEIGHBORS ASSOCIATION

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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. Carol Tinari
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

January 30, 2017

Re: RCO Meeting Summary Form

ZBA Calendar No. 29245/ Zoning Application No. 726125

623 Washington Ave/ ZBA hearing date: January 31, 2017, 9:30 am Applicant: Paul Kramer (Expediter)

Dear Ms. Tinari:

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

Position: Not opposed with concerns & conditions listed below
Date of Meeting: January 9, 2017
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 25 excluding zoning committee members

Reason for Position:

This is a newly revised zoning application made by the same applicant/owner that had originally been presented to BVNA (to great opposition) in August 2016, continued and later withdrawn. The plans presented this month to BVNA were not actually those recently submitted and refused but instead were revised and commendably much improved plans, though incorrectly dated 01-09-16 instead of 01-09-17. After our meeting, the applicant submitted revised plans yet again, dated 01-30-17. These revised plans maintain the lot coverage refusal (88.9% instead of 75% required), the rear yard setback refusal at the 2nd & 3rd floors (5' instead of 9' required), a revised roof height of 38' and a reduced number of dwelling units from 3 to 2, thus eliminating the use and height refusals.

The proposed project is the first along this block to take advantage of newly implemented up-zoning from RSA-5 to CMX-2. BVNA has considerable reservations about the possibility of setting an undesirable precedent for over-building upon this block face that could greatly harm the south facing access to light and air for the diminutive houses that exist behind and along League Street. There was much discussion concerning the impact of the proposed height and bulk of the structure, with a slight majority of 10 notified residents of League Street strongly opposed, and a minority of 8 notified residents of Washington Avenue in support of the project.

BVNA recognizes the concerns expressed by the League St. neighbors, but considers the revised proposed 12' rear setback of the fourth floor as a preferable way to address the light and air concerns than what bulk is available to the applicant as of right. **BVNA therefore offers non-opposition to the revised design** (Dated 01-30-17, including 2 dwelling units only, a 38' maximum roof height, 88.9% lot coverage and 5' setbacks only at the 1st, 2nd and 3rd floors) **if the following conditions are honored by the applicant and approved by the ZBA:** 1. The 3rd & 4th floor rear roof parapets be open railings rather than opaque walls to allow more sunlight to reach the League St. neighbors. 2. That the proposed 4th floor rear setback shown as 17' from the rear property line be maintained and not extended northward. As always, we thank you for considering our report of the meeting discussion, and of our opinion in the matter.

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, Henry M. Clinton, Esq. encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets