

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.

Hon. Frank DiCiccio
Chair, Philadelphia Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

September 29, 2019

Re: RCO Meeting Summary Form

ZBA Calendar No. 38337 Zoning Application No. 998187

626 S 10th St. / ZBA hearing date: October 2, 2019, 2 pm / Applicant: Richard J. Goldstein, Esq.

Dear Mr. DiCiccio:

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

Position:	Not opposed
Date of Meeting:	September 10, 2019
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 47 excluding zoning committee members

Reason for Position:

The applicant represents an existing day care center operation, a use that requires a special use exception in the CMX1 zoning district. Exceptions have been granted twice before for this address, in 1997 and 2004; but as the operator now wishes to expand their program from a maximum of 27 children to 33 children served, another special use exception is required. The expansion will result in some alterations to create more useable space in the basement, but there shall be no exterior changes and no changes in operation.

There were some concerns expressed regarding noise and congestion when children were picked up or dropped off, but the neighbors were largely supportive given that most of the children are walked to the facility and that there is an existing drop-off loading zone in front of the building. All five affected neighbors present (within a 250' radius) voted in support and 21 neighbors from the general community also expressed support for the application.

The Committee agrees with the sentiments expressed by the community and saw no negative effects coming from granting the special use exception. **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 (Joshua.Harris@phila.gov & Frantz.Pierre@phila.gov),
BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, For applicant: Richard J. Goldstein, Esq. rjg@hangleys.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

September 29, 2019

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

Re: RCO Meeting Summary Form

Calendar No. 38337
Application No. 998187
626 S 10th St.
October 2, 2019, 2 pm

Dear Mr. DiCicco:

Below is summary of a public community meeting held regarding the above-referenced zoning proposal.

Final Position Taken by Coordinating RCO is one of:

Support

Opposed

Non-Opposition

Did not reach agreement on the application

Vote Count(s) (for application as presented)

	RCO	All Attendees (excl. affected)	Affected addresses (250' radius)
Support	0	21	5
Oppose	0	0	0
Non-Opposition	6	0	0

Date of Meeting: September 10, 2019

Location of Meeting: Palumbo Recreation Center, Fitzwater & S 10th St.

Participating RCO: Bella Vista Neighbors Association

Total Number of Attendees: Approximately 47, 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 & Frantz.Pierre@phila.gov),
BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, For applicant: Richard J. Goldstein, Esq. rjg@hangle.com