

BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147
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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.

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

October 21, 2018

Re: RCO Meeting Summary Form
ZBA Calendar No. 34623 Zoning Application No. 895889
709-715 S. Percy St./ ZBA hearing date: October 24, 9:30 am
Applicant: 742 S. 9th St. LLC

Dear Mr. DiCiccio:

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

Position:	Did not reach agreement on the application
Date of Meeting:	September 4, 2018
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 14 excluding zoning committee members

Reason for Position:

The applicant is proposing to consolidate three small adjacent lots along S. Percy Street into one, to erect a single three-story house with a roof top deck, finished basement, and garage on the ground floor. Percy St. is a very narrow street and the lot area is currently vacant. The application has been issued one use refusal for off-street parking, and one zoning refusal for no side yard where 5 ft. is required.

The applicant claimed that the proposed off-street parking garage provides a benefit for the community by "taking a car off the street" in a neighborhood with little off-street parking, and upon a street with no on-street parking. BVNA generally discourages front loaded parking garages due to their impact to quality of life for residents and pedestrians. The request for the side yard zoning relief stems from an existing 30" wide rear lot access easement that runs along and within the side property line that would require an additional 5 ft. space between the easement and the proposed building. Though the resulting consolidated lot will approximately equal a 1440 square foot code compliant area, the applicant indicated that requiring the full 5' side yard would overly narrow the home, and that they intend to keep the 30" wide easement area open to the sky.

Given that the proposed consolidated lot is very shallow (29') and thus possibly more difficult to develop, the applicant has provided a plan with an overall height and rear setbacks that provide a residence that is not inconsistent in scale and massing with others the neighborhood. Neighbors within a 250 ft radius supported the application by a vote of 6 to 0. Two additional neighbors from outside the immediate vicinity also supported the application.

While the Committee recognized that there was merit in the proposal; given the nearly compliant resulting lot size, it did not think that the applicant demonstrated a hardship showing that compliance with the code would prevent a successful development of the site. **As the Committee was not unanimous in its position, BVNA thus asks the ZBA to offer a final decision for this case.**

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 c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov, wardleader@philadelphia2ndwardgop.com, ZBA: Kariyma.Quintana@phila.gov,
For Applicant: amiller@amillerlaw.com, Legaladmin@amillerlaw.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

October 21, 2018

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

Re: RCO Meeting Summary Form

ZBA Appeal Number: 34623
Zoning Application Number: 895889
709-715 S. Percy St.
October 24, 2018, 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
- Non-Opposition
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee:	All Meeting Attendees:	Immediate neighbors: (flyered within 250')
Support		8	2
Oppose	4	0	0
Non-Opposition	2		

Date of Meeting: September 4, 2018

Location of Meeting: Palumbo Recreation Center, NEC 10th & Fitzwater Streets.

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

Total Number of Attendees: Approximately 14 (Excluding BVNA 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. Mark Squilla c/o Marie.Beren@phila.gov
Planning Commission - rco.notification@phila.gov
ZBA Kariyma.Quintana@phila.gov.
For Applicant: amiller@amillerlaw.com, Legaladmin@amillerlaw.com