

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

April 18, 2016

Re: RCO Meeting Summary Form

ZBA Calendar No. 27032/ Zoning Application No. 658147

723S. 9th St. / ZBA hearing date: March 22, 2016, 9:30 am Applicant: Roger Perry Esq.

Dear Dr. Moylan:

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

Positions: **Opposition: For proposed & revised excessive lot coverage (12.72% open area, 229 sf)**
Non-Opposition: For proposed & revised design of tandem parking & garage structure
Non-Opposition: For proposed & revised building height (43'-2")

Dates of Meetings: March 1, 2016 & April 5, 2016
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO's: Bella Vista Neighbors Association Zoning Committee (BVNA)
Number of Attendees: Approximately 21 (3-1-16) & 22 (4-5-16) excluding zoning committee members

Reason for Position:

The applicant seeks zoning relief to demolish a preexisting two story single family dwelling with detached garage and to replace it with the erection of a larger 4-story structure with multiple roof decks and an adjoining tandem 2-car garage structure. Zoning relief is sought for excessive lot coverage (11.81% open area), excessive building height (46'-9") and for a tandem 2-car off street parking garage.

This project was heard by BVNA at two community meetings held in March and April 2016. The initial proposal was not well received. BVNA suggested that the applicant team subsequently meet with the immediately affected neighbors to address their concerns and to return for the April meeting. Aside from shifting a portion of the structure a few feet at the rear and to slightly reduce the garage height and remove the deck on top to accommodate the neighbor to the south's concerns for light, air and privacy, and to slightly reduce the overall 4-story height of the main structure to better align with the roofs of the adjacent overly tall structures, the amount of open area remains barely changed (11.81% vs. 12.72%).

Though the immediate neighbors concerns had been mostly accommodated, there remained two (2) other "flyered" nearby neighbors who passionately opposed the lack of required open space as part of the design proposal. Nineteen (19) general "non-flyered" community wide audience members did not oppose the application. Given that the applicant failed to express any apparent hardship, and even with modest design changes that still did not eliminate any of the variances sought, BVNA also expressed similar concerns for the minimal area of open space offered especially considering the generous size of this conforming rectangular to be cleared RSA-5 designated 18' x 100' (1800 sf) lot.

As listed above, BVNA therefore offers partial opposition to this application and encourages the ZBA to seek a moderate percentage of additional open area for the project. 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, PCPC-rc@phila.gov, RCOZBA@phila.gov, Roger Perry Esq., wardleader@philadelphia2ndwardqop.com, encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets