

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

January 6, 2018

Re: RCO Meeting Summary Form
ZBA Calendar No. 35230, Zoning Application No. 904428
724 Fulton Street./ ZBA hearing date: January 9, 2019, 9:30 am, Applicant: Matthew Macarelli

Dear Mr. DiCiccio:

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

Position: **Opposed**
Date of Meeting: November 13, 2018
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 33 excluding zoning committee members

Reason for Position:

The applicant seeks zoning relief to construct a mansard roofed third story addition (with 4th floor level deck and pilot house) on top of an existing two story home (approx. lot size 15' x 50') with no front setback where 8' is required. There are also two additional zoning refusals as 25% open area is required, where 22.2% is offered, and where a rear yard depth of 9' is required and the proposal only shows 5'-8 7/8". The applicants offered no hardship other than a desire to maximize their living space.

In a neighborhood of primarily 3-story structures, the 700 block of Fulton Street is unique in Bella Vista for being historically composed of two story homes of consistent facades and cornice lines, with the exception of several preexisting 3-story corner buildings and a few other mid-block homes that recently received zoning relief for 3rd floor additions. Though BVNA appreciates the intention of a mansard roofed design to mitigate the bulky appearance of the addition, we are most concerned about continued future over-build proposals on this block due to recent zoning decisions that have abandoned the 8' setback code requirements. The proposed home will contain approximately 1800 square feet on three floors. Requiring the 8' setback only reduces the proposed living area by 120 square feet (15' x 8'), or just 7%. Should the ZBA allow this proposed addition without any front setback, this will also allow adjacent "as-of-right" no set-back 3rd floor additions in the future.

BVNA feels that granting this relief could produce a substantially negative effect upon the light, air, and sense of openness on this unique block of 2-story homes in our community. Of the 8 affected neighbors (within 250'), 7 voted in support with 1 opposed. Of the other 10 neighbors in attendance, all supported the proposal. The house backs up on Palumbo Park, and while there was no official comment from the Friends of Palumbo Park, a member of that group said she personally had no objection. BVNA feels that the area and rear setback refusals were both *de minimus* and were due to the existing footprint. However, the committee did not feel that the applicant's desire for additional floor space constituted a sufficient hardship to justify granting no front setback, a variance that will have an indelible impact on the appearance of the street and the availability of light and air for neighbors. Without a consistently applied standard, contextual setbacks are rendered meaningless and do not provide the purpose for which they were created.

Therefore the BVNA opposes 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. Mark Squilla c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov,
For Applicant: MATT.MARCARELLI@DESIGNBLENDZ.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, 18th Floor
Philadelphia, PA 19102

Re: RCO Meeting Summary Form

ZBA Appeal Number: 35230
Application No. 904428
724 Fulton Street
January 9, 2019 9:30 am

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
- X Oppose
- Non-Opposition
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee:	All Meeting Attendees:	Immediate neighbors: (flyered within 250')
<i>Support</i>		10	7
<i>Oppose</i>	6	0	1
<i>Non-Opposition</i>	2*		

* 2 members would only offer conditional support if the front roof parapet were reduced to minimal curb height.

Date of Meeting: November 13, 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 33 (Excluding BVNA Zoning Committee members)

Letter with Explanation of/Rationale for Position Attached.

Sincerely,

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weitraub 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: MATT.MARCARELLI@DESIGNBLENDZ.COM