

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.

Ms. Julia Chapman
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

September 11, 2015

Re: RCO Meeting Summary Form

ZBA Calendar No. 24745/ Zoning Application No. 590711

727 Washington Ave / ZBA hearing date: September 15, 2015, 9:30 am

Applicant: Shao-Xian Xu

Dear Ms. Chapman:

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

Position:	Non-Opposition
Date of Meeting:	September 1, 2015
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 6 excluding zoning committee members

Reason for Position:

In April 2015, at an initial BVNA meeting, the applicant originally sought to convert the property from an RM-1 to a CMX-2 zoning district without a specific intended use. Subsequently, the ZBA suggested a continuance and a better defined use application. BVNA recently reheard this case with an intent to open a limited selection convenience-grocery store with front window indoor counter seating and accessory take out of on-site prepared beverages (coffee & tea).

Considering that this is such a short block face with preexisting commercial uses at the corners, and given the overwhelming commercial nature of Washington Avenue in this vicinity and PCPC's proposed re-mapping of this parcel to CMX 2.5, BVNA feels that the newly proposed use would be consistent and complimentary with other nearby uses.

The applicant indicated that the operation would conduct business during normal daytime business hours to appeal to 9th Street market customers and locals who would primarily walk to the store. Trash will be stored in a side yard to be brought to the curb through a front side yard gate for commercial pick-up (during normal daytime business hours). BVNA requested that any proposed signage conform to the regulations imposed for CMX-1 districts. Given the request for take-out beverages and snacks, BVNA requests that the applicant maintain an outdoor waste receptacle during business hours to reduce possible litter generated by disposable wrappers and containers. No neighbors spoke in opposition to the proposal.

BVNA therefore does not oppose the revised proposed use so long as the declarations mentioned above are included and executed. 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-rc0@phila.gov, RCOZBA@phila.gov, wardleader@philadelphia2ndwardgop.com, Shao-Xian Xu. encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets