

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

October 26, 2015

Re: RCO Meeting Summary Form
ZBA Calendar No. 25989/ Zoning Application No. 629558
730 Fulton St / ZBA hearing date: October 27, 2015, 9:30 am Applicant: Vern Anastasio, Esq.

Dear Ms. Chapman:

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

Position:	Opposition
Date of Meeting:	October 6, 2015
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 12 excluding zoning committee members

Reason for Position:

The applicant seeks (3) three zoning variances to construct a new third story (for one additional bedroom and bath) and a 4th level roof deck with pilot house above an existing two-story three bedroom residence zoned RSA-5. The dwelling is located on a street primarily consisting of two story houses; the rear of the lot faces Palumbo Park to the south. Of note, most of the houses on this row were historically constructed with large footprints and small yards that do not conform to the current zoning code with respect to required open area and rear setbacks.

Unfortunately, the applicant did not prepare or present adequate submission materials such as an area site plan showing adjacent house footprints, applicable wide angle photos, or an aerial photographic view that would best convey the actual conditions at the front and rear of the structure and how the bulk of the proposed additional floor, deck and pilot house would impact the immediate neighbors with respect to shadows cast, and access to light and air. The applicant based the need for zoning relief primarily on convenience and did not adequately demonstrate a true hardship. Though he insisted that the lot size was very small and presented design challenges, BVNA considers the lot size of 15' x 50' to compare similarly to many in our neighborhood with structures that do not exceed allowable lot coverage. The committee also felt that it was possible with a more creative design approach to meet most of the desires of the homeowners without requiring the need of any of the variances sought.

No immediate neighbors were present to speak about the proposal. Subsequent to our meeting the applicant presented a revised design that conforms to the required 8 foot front setback. However, BVNA remains more concerned about the non-conforming rear setback and the actual impact upon the immediate adjoining properties with respect to access to east and west sunlight and views.

BVNA therefore opposes the application. As always, we thank you for considering our report of the meeting discussion, and of our opinion in the matter.

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weintraub AIA
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla, BVNA Zoning Committee, rco.notification@phila.gov, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, Vern Anastasio, Esq.
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets