

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.

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

April 10, 2017

Re: RCO Meeting Summary Form

ZBA Calendar No. 29965/ Zoning Application No. 732879
730 S. Hutchinson St/ ZBA hearing date: April 12, 2017, 4:00 pm

Applicant: Angela Prima-Bucci

Dear Ms. Tinari:

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

Position: Conditionally Not Opposed - With special concern to temporarily hold decision
Date of Meeting: April 4, 2017
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 23 excluding zoning committee members

Reason for Position:

The applicants are seeking to add third and fourth floor additions to an existing two and one-half story home with a maximum roof height of 39'-11" where the maximum permitted height is 38'-0". The renderings and the design presented to BVNA are not inconsistent with the nature of this block; a narrow, early 19th century street comprised primarily of modestly scaled two and one-half and three-story homes. The applicants presented no case for hardship, except to note the "modest size" of the existing home at 1410 square feet that they intend to enlarge to 2317 square feet, and their desire for taller ceiling heights than what building code minimums allow.

Of note and concern: BVNA believes that L & I failed to account for excessive lot coverage at the proposed 3rd floor level that exceeds the 70% allowed. As per the design renderings presented, BVNA believes that the proposed 3rd floor front roof "shed dormer" structure is not actually a true roof dormer but should be considered as part of the proposed 3rd floor area as the structure clearly rests upon the 2nd floor, fully abuts the adjacent building at one side, and is not wholly supported by the roof structure itself. Compliance would thus suggest a rear yard setback of approximately 12'-8" rather than the 9'-2" shown to achieve 30% open space. BVNA would prefer that L & I re-review the proposal and reissue a corrected refusal prior to the ZBA issuing its decision.

Most of the nearby neighbors expressed concerns over the loss of daylight and upper story views from their homes because of the proposed additions and excessive height. Of the four flyered immediate neighbors in attendance, three opposed the application. Of the other neighbors in attendance, 11 expressed support and none were opposed.

BVNA feels that the proposal is an intelligent approach to some of the design challenges for this renovation and is superior to other designs of greater bulk that could have been presented as of right. **BVNA is therefore conditionally not opposed** to the height variance so long as a proper 3rd floor rear setback be evaluated and enforced. Additionally, BVNA can support the height variance if the proposed solid rear roof parapet were changed in favor of an open railing to allow more daylight to reach the neighboring properties behind. 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, angbucci@gmail.com.*