

BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147
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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

April 15, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 36541, Zoning Application No. 944823
739-741 Carpenter St. / ZBA hearing date: April 17, 2019 9:30 am

Applicant: 741 Carpenter Assocs.

Dear Mr. DiCiccio:

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

Position: Opposed
Date of Meeting: April 2, 2019
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 40 excluding zoning committee members

Reason for Position:

The applicant proposes to erect a new four-story 44' tall single-family attached dwelling with multiple roof decks and (4) four off-street accessory parking spaces upon a vacant lot zoned as a private parking lot, and situated in an RSA-5 zoning district within the Residential Parking Control Area. The proposal has been refused as off-street parking is not allowed in this district and the proposed height (44') exceeds 38' allowed. **Of note: BVNA believes that an additional zoning refusal was missed by L & I plans review. According to Section 14-800 of the zoning code, "stack parking" is prohibited, and thus should likely have been refused.**

The applicants did not present a hardship relative to the zoning relief sought, only to highlight that the preexisting non-conforming private parking lot use should be allowed to be "grandfathered in". And that due to the attempt to lower the three story front façade to 34'-7" so as to "fit-in" with an adjacent structure, that the proposed set-back 4th floor needed to exceed the height allowed. BVNA notes that the proposed excessive floor to floor heights could have been lowered to more easily comply with the code.

The neighbors mostly expressed concerns about the proposed off-street parking: These included the overly wide 2-car curb cut and un-gated covered open parking area which presents a "dark hole" along the sidewalk that could collect trash and present a hiding place, as well as the far recessed enclosed garage which could present sightline safety hazards for pedestrians related to jockeying out the stacked cars. BVNA expressed concerns about maintaining "eyes on the street" due to the great expanse of inactive façade at the first floor. Given that the primary living areas are intended to be located on the 2nd floor, BVNA suggested narrowing the curb-cut and off-street parking to one space with a garage door at the façade plane, in order to widen the active use areas on the first floor.

Of the notified neighbors (within 250'), 15 were opposed and 7 supported the application. Of the general community wide neighbors, 2 voted to oppose, and 6 offered support. BVNA was nearly unanimous in opposition to the application 6-1, especially with respect to allowing off-street parking, which would thus create a long expanse of inactivity, a condition largely unchanged from the existing private parking lot use. BVNA would prefer a community oriented design with true activity and living spaces at the ground level. Given the nearly unanimous objection to the proposal, **BVNA is therefore opposed to this 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, wardleader@philadelphia2ndwardgop.com, ZBA: Kariyma.Quintana@phila.gov,
For Applicant: vern@alawphilly.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

April 15, 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 No. 36541
Application No. 944823
739-741 Carpenter Street
April 17, 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
- Oppose**
- Non-Opposition
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee:	All other meeting attendees:	Immediate neighbors: (flyered within 250')
Support		2	7
Oppose	6	6	15
Non-Opposition	1		

Date of Meeting: April 2, 2019

Location of Meeting: Palumbo Recreation Center, NEC 10th & Fitzwater Streets.

Participating RCO: Bella Vista Neighbors Association Zoning Committee (BVNA)

Total Number of Attendees: Approximately 40 (Excluding BVNA Zoning Committee members)

Letter with Explanation of/Rationale for Position Attached.

Sincerely,

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*
Planning Commission - rco.notification@phila.gov
ZBA Kariyma.Quintana@phila.gov,
For Applicant: vern@alawphilly.com