

# BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147  
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[www.bellavistaneighbors.org](http://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, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

December 16, 2018

**Re: RCO Meeting Summary Form**

ZBA Calendar No. 35132, Zoning Application No. 893367

747 S 7th St. / ZBA hearing date: December 19, 2019 9:30 am

Applicant: John Chang

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, 10<sup>th</sup> & 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 proposes to erect a new single-family attached dwelling with (1) one off-street interior accessory parking space upon a vacant lot that extends from the east side of S. 7<sup>th</sup> Street through to the west side of S. Sheridan Street in an RSA-5 zoning district within the Residential Parking Controls Overlay District. The proposal was refused because off-street parking is prohibited in this zoning district unless it can be accessed from a shared driveway or rear alley. The lot currently serves an off-street parking space accessed from S. 7<sup>th</sup> Street, while the proposal changes that with the parking to be accessed from S. Sheridan Street. The interior garage will be setback from S. Sheridan Street with an approximately 18' x 22'-7" paved rear yard that presumably could be used to park (2) two additional vehicles. The applicant stated that the rear yard would be open to the street with no proposed fence or gate.

South Sheridan Street is a very narrow dead-end street that is common to this part of Philadelphia. Its seclusion provides an impromptu "community front yard space" within the south end of the street. The west side exhibits a mixture of one roll down garage grate, one paneled garage door, one open rear yard, a few solid rear yard walls, and several very modestly scaled houses. The west side of the street is composed of a completely intact continuous row of very small 19<sup>th</sup> century houses on small lots. South 7<sup>th</sup> Street is a fairly busy thoroughfare as well as a north bound bus route. The proposal would replace a concrete rear yard wall on S. Sheridan St. with a wide open active driveway and setback garage.

Only one affected neighbor within a 250' radius attended the meeting and that neighbor voted in support. No neighbors from S. Sheridan Street were in attendance. 22 neighbors from the neighborhood at large voted to support the application.

The Committee was not unanimous in its vote but a slim majority did not support the application. The three major concerns were that granting the variance would further change the intimate scale and character of S. Sheridan Street, would add additional unwelcome traffic to the narrow dead end street, and that the applicants did not demonstrate why it would be a hardship to comply with the zoning code. **As a result, the 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: *Agata@landmarkaia.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

December 16, 2018

Hon. Frank DiCicco  
Chair, Zoning Board of Adjustment  
One Parkway Building, 1515 Arch Street, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

### **Re: RCO Meeting Summary Form**

ZBA Appeal No. 35152  
Application No. 893367  
747 S 7<sup>th</sup> Street  
December 19, 2018 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 Meeting Attendees:	Immediate neighbors: (flyered within 250')
Support		23	1
Oppose	4	0	0
Non-Opposition	3		

**Date of Meeting:** November 13, 2018

**Location of Meeting:** Palumbo Recreation Center, NEC 10<sup>th</sup> & 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 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: Agata@landmarkaia.com*