

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.

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

December 2, 2018

Re: RCO Meeting Summary Form
ZBA Calendar No. 35239, Zoning Application No. 910737
749 S 8th St. / ZBA hearing date: December 5, 2018 2:00 pm
Applicant: Ace Holdings, LLC

Dear Mr. DiCicco:

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

Position: Not-Opposed
Date of Meeting: November 13, 2018
Location of Meeting: Palumbo Recreation Center, 10th & 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 open an art gallery on the first floor of an existing corner building containing a single-family dwelling on the second and third floors. The application has been refused as a commercial use is not permitted in an RM-1 zoning district. The first floor space had historically been used for a variety of light commercial uses (insurance office, real estate office, bridal shop, etc.) in the past. However, the most recent commercial use lapsed as the space has been vacant for several years. Thus a variance is now required to reactivate any kind of commercial use.

The owner described a gallery where art objects will be presented for sale with occasional art opening events. Hours are expected to be selected evenings, weekends, and by appointment. The owners expressed a hardship that the building is currently configured as a commercial space on the first floor with an apartment upstairs, indicating that it would be a burden to reconfigure the first floor into a separate dwelling unit. All of the neighbors in attendance offered unanimous in support for the proposal. All 12 affected addresses (within 250' radius) supported the proposal, as did all 8 other neighbors in attendance.

The owners shall store trash in receptacles within the rear yard easement area and intend for trash pick up to be contracted and performed by the City. The first floor is handicap accessible. No public restroom will be available for use. The owners intend to place discreet signage upon the back side of the storefront window glass, a size to conform to the requirements of the zoning district.

Given the presentation and unanimous community support, **BVNA is therefore not-opposed to the 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: AAPEL.ANDREA3@gmail.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 2, 2018

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 Number: 35239
Zoning Application Number: 910737
749 S 8th Street
December 5, 2019, 2:00 p.m.

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
- X Non-Opposition
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee:	All Meeting Attendees:	Immediate neighbors: (flyered within 250')
Support		20	12
Oppose	0	0	0
Non-Opposition	7		

Date of Meeting: November 13, 2018

Location of Meeting: Palumbo Recreation Center, NEC 10th & 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: AAPEL.ANDREA3@gmail.com