

# 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. 35164, Zoning Application No. 907487  
754 S. Darien St. / ZBA hearing date: December 19, 2018 3:30 pm  
Applicant: 754 Darien Street, LLC

Dear Mr. DiCiccio:

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

<b>Position:</b>	<b>Not-Opposed</b>
<b>Dates of Meetings:</b>	November 20, 2018 & December 4, 2018
<b>Location of Meeting:</b>	Palumbo Recreation Center, 10 <sup>th</sup> & Fitzwater Streets.
<b>Participating RCO:</b>	Bella Vista Neighbors Association (BVNA) Zoning Committee
<b>Number of Attendees:</b>	Approximately 21 (11-20-18) & 16 (12-4-18) excluding zoning committee members

#### Reason for Position:

The applicant intends to demolish a modest non-conforming 19<sup>th</sup> century 1, 2 and 3 story corner dwelling structure that covers the full lot depth (35'6-1/2") and has a small side yard facing Lincoln Avenue to the south. The applicant proposes to erect a new 3-story attached single family dwelling upon a similar non-conforming footprint and with a roof top deck accessed by a pilot house. **Of note:** BVNA believes that L & I incorrectly refused the application indicating a required 9' rear yard depth and 25% open area, whereas recent zoning code amendments require a 7' deep rear yard and no open space percentage for lots less than 45' deep.

At our first meeting (11-20-18) this proposal was met with significant concerns related to the bulk and massing of the structure with respect to casting shadows upon the street and modest rear yards of the homes situated to the west. The immediate attached west side neighbor was especially concerned about increasing the rear height of the structure to a full three stories as compared to the modest two stories of the current structure. Her home is of a very modest scale with a small but important rear yard that already gets very limited daylight. Thus a tall 3-story structure abutting her home could put her rear yard in complete shadow. And finally, there was concern about the bulk, location and design of the sloped roofed pilot house.

Given these concerns, the applicant volunteered to return to our 12-4-18 meeting with a new presentation that included shadow study renderings and design concessions that addressed all of the aforementioned concerns. Though BVNA requested a full 7' rear setback at the 3<sup>rd</sup> floor, the applicant presented one with a 5' setback as a compromise. The applicant also eliminated the pilot house in favor of an external staircase to the roof top 4<sup>th</sup> floor level deck. The applicant also agreed to make the rear ell portion of the south and west ends of the roof deck have an open railing system rather than solid parapet walls so as to further reduce the bulk of the structure. At the first meeting, overall the Committee and 10 neighbors opposed the application, with no one in support. At the second meeting, overall the Committee and 7 neighbors supported the application and no one was opposed.

Given the well-received amended design presentation with drawings dated 12-4-18, **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: msd@daneklawfirm.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 Number: 35164  
Zoning Application Number: 907487  
754 S. Darien Street  
December 19, 2019, 3:30 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
- Non-Opposition
- Did not reach agreement on the application

### Vote Counts:

	RCO Board/ Committee: (11-20-18)	RCO Board/ Committee: (12-4-18)	All Meeting Attendees: (11-20-18)	All Meeting Attendees: (12-4-18)	Immediate neighbors: (flyered within 250') (11-20-18)	Immediate neighbors: (flyered within 250') (12-4-18)
Support			0	7	0	1
Oppose	7	0	10	0	4	0
Non-Opposition	0	7				

**Dates of Meetings:** November 20 & December 4, 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 21 (11-20-18) & 16 (12-4-18) excluding 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: msd@daneklawfirm.com