

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 16, 2018

Re: RCO Meeting Summary Form
ZBA Calendar No. 35520 Zoning Application No. 906930
755-757-761 S. Mildred Street./ ZBA hearing date: December 19, 2018, 2:00 pm
Applicant: Urban Real Estate Investments Incorporated

Dear Mr. DiCiccio:

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

Position: **Opposed (Continuance Requested)**
Date of Meeting: December 4, 2018
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 16 excluding zoning committee members

Reason for Position:

The applicant seeks to adjust two existing adjoining vacant parcels, currently used as a private parking lot; into three parcels so as to erect (3) three new attached single family dwellings. The application has been refused for non-conforming lot sizes, yard depths, and open area requirements. The applicant's presentation materials were sorely inadequate in scope and accuracy to properly explain their design and building layout intentions to our community.

Most importantly, BVNA and the immediate neighbors questioned the accuracy of the site plan and overall property outline, especially with respect to the depth of the proposed parcel at 755 S. Mildred Street. Subsequent to our meeting, the applicant explained that a significant error in communication had occurred between their civil surveyor and the South District surveyor's office. The applicant later submitted to us a revised property outline, but not a revised site plan for the proposed dwelling footprints.

Thus, much confusion has ensued, with the immediate neighbors and BVNA lacking a clear understanding of what the applicant is proposing. Given these circumstances, a proper hand count regarding the proposal could not be taken. Consequently, the attached meeting summary form has therefore been left blank in the spaces required for neighbor's hand counts.

The readjustment of the proposed lot sizes, subsequent to our RCO meeting, should prompt a resubmission to L & I for the issuance of new or corrected zoning refusals. BVNA feels that the applicant should be required to request a continuance, and to reappear before BVNA with a correct and complete design presentation, fully illustrating the correct property outlines, as well as the intended footprints and setbacks of the proposed dwellings. Given these facts, our Committee cannot in good faith offer an informed decision concerning this proposal, and therefore **BVNA opposes the application** as it has been presented.

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: dan@ureii.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: 35294
Zoning Application Number: 898846
1029 S. 7th Street
December 5, 2018, 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
- X Oppose
- Non-Opposition
- Did not reach agreement on the application

Vote Counts:

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

Date of Meeting: November 20, 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 21 (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: dan@ureii.com