

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

February 17, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 35520, Zoning Application No. 906930
755-761 S Mildred St. / ZBA hearing date: February 20, 2019, 2:00 pm,
Presenting Applicant: Dan Wolgemuth, for listed applicant: Urban Real Estate Investments

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:	February 5, 2019
Location of Meeting:	Palumbo Recreation Center, 10 th & 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 proposes to divide two lots on South Mildred Street into three lots, two with approximately 19'-4" of frontage and one with approximately 17'-6" of frontage, all to a depth of approximately 47'-10". The application has been refused because with all three parcels the proposed lot areas (approximately 927 sf, 921 sf & 842 sf) are slightly smaller than required (1080 sf). For the two lots with approximately 19'-4" of frontage, the open areas are slightly smaller than required, and for the third lot, the rear yard depth is listed as shorter than required. **Of note: BVNA concludes that part of the refusal was issued incorrectly, as the lot at 755, known as "Parcel A", being deeper than 45', should have been refused for open area, rather than for yard depth.** Though no apparent hardship was presented, the applicant indicated that the design of the proposed homes represented an attempt to fit in with the existing houses in the neighborhood and that a subdivision into two equal conforming sized lots would have created houses that were too large relative the scale of the adjacent homes along this narrow street of smaller structures.

There was considerable opposition expressed by the adjoining property owners and nearby affected neighbors (within 250'). Their concerns were mainly focused upon construction disruption, the lack of provision for rear "emergency exit easements" for the neighbors whose properties and rear yards back up to the applicant's proposed dwellings, and that the front steps of each home appear to obstruct much of the narrow sidewalk and could create a potential hazard for pedestrians. Four neighbors in the affected area (within 250') voted in opposition, none voted in support. Two non-nearby neighbors voted in support, none voted in opposition.

A minority of the Committee expressed some design concerns, especially with respect to the overbuilding of the lot at 755; where, if the refusal had been correct, that the rear lot depth and open area should have been made more compliant in size; but the overall Committee generally felt that the zoning relief sought was sufficiently modest and that the dimensional deviations did not represent a significant impact relative to the requirements of the code; and that overall, the proposal represented a reasonable use of the available lot area. **Therefore, BVNA is not 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,
ZBA: Kariyma.Quintana@phila.gov, For applicant: Linda Truong (ltruong@zhjinlaw.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

February 17, 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 Number: 35520
Zoning Application Number: 906930
755-761 South Mildred Street
February 20, 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
- 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	0
Oppose	1	0	4
Non-Opposition	5		

Date of Meeting: February 5, 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 16 (excluding zoning committee members)

Letter with Explanation of/Rationale for Position Attached.

Sincerely,

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weitraub 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: Linda Truong (ltruong@zhjinlaw.com), dan@ureii.com