

# BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955  
Philadelphia, PA 19147  
(215) 627-0057

[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.*

---

Ms. Carol Tinari  
Chair, Philadelphia Zoning Board of Adjustment  
1401 JFK Blvd. – 11<sup>th</sup> Floor  
Philadelphia, PA 19102-1687

January 9, 2017

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 29099/ Zoning Application No. 716520  
800 S Delhi St. ZBA hearing date: January 10, 2017, 9:30 am Applicant: Vincent DeFino Esq.

Dear Ms. Tinari:

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

<b>Position:</b>	<b>Non-Opposition with subsequent design changes made to be honored by applicant.</b>
<b>Date of Meeting:</b>	December 6, 2016
<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 11 excluding zoning committee members

#### Reason for Position:

The applicant seeks to erect a 2-story rear addition extending to the rear property line at the 2<sup>nd</sup> and 3<sup>rd</sup> floors and with roof decks above the 2<sup>nd</sup> and 3<sup>rd</sup> floor roof levels. The application has been refused for lack of 9' required rear setback at the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The current 1<sup>st</sup> floor fully covers the available lot area. The non-conforming lot is unusually small at 16'-6" wide by 24' deep. The applicant expressed a hardship concerning the limitations brought by the small size of the lot to redevelop the property into a more functional and spacious home for renovation and resale.

Two adjoining property owners in attendance expressed concerns about the bulk of the full build-out at the upper floors upon the already limited rear facing yard areas along this narrow block of already over built small houses. In response, the applicant agreed to alter the design and reduce both floors of the addition to set back 3' from the rear property line. Though initially opposed to the project, with these design revisions as shown on new drawings issued and dated 12-8-16, these two neighbors offered conditional support. At the presentation of the original design, two general audience members opposed the project and one expressed support.

As a result of the design compromise of a 3' setback, **BVNA is not opposed to granting the dimensional variance.**

As always, we thank you for considering our report of the meeting discussion, and of our opinion in the matter.

Bella Vista Neighbors Association, Inc.



By: \_\_\_\_\_

Lawrence Weintraub AIA  
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla, BVNA Zoning Committee, [rco.notification@phila.gov](mailto:rco.notification@phila.gov), [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov),  
[wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com), Vincent DeFino, Esq.  
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets