

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 DiCiccio
Chair, Philadelphia Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

June 15, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 36864, Zoning Application No. 945515
805-807 S. Sheridan St. / ZBA hearing date: June 19, 2019 9:30 am
Primary Applicant: Brian Newswanger

Dear Mr. DiCiccio:

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

Position: **Opposed**
Dates of Meetings: May 7, 2019 & June 4, 2019
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 35 (5-7-19) & 16 (6-4-19) excluding zoning committee members

Reason for Position:

The applicant seeks to subdivide three (3) existing parcels into four (4) at the northeast corner of S. Sheridan and Queen Streets in order to construct four (4) four-story single family dwellings. Each not to exceed 38' in height; each to have an off street front loaded parking garage; and each to have a roof top deck with roof access structure (pilot house) above the 4th floor level. Three (3) dwellings intend to front Queen Street with one (1) facing S. Sheridan Street at the north side. At our first meeting (5-7-19) this proposal was met with opposition to the proposed non-conforming lot sizes and dwelling footprint lot coverages, as well as the excessive height and bulk of the overall structures, and the front-loaded off-street parking garages. It was found that the proposed development would greatly impact the walkability and intimacy of these narrow streets, especially to S. Sheridan Street with its very small scaled 19th century homes.

Consequently, the applicants returned to our June 5th meeting with a revised design and amended refusal, whereby the pilot houses were reduced to conforming size. However, the lot sizes and excessive dwelling footprint lot coverages remained the same. At this meeting, though the height and pilot house reduction was greatly appreciated, neighbors continued to oppose the front loaded off street parking garages and bulk of the homes upon their lots. The applicants were questioned about possibly increasing the rear yard depth for the proposed corner and middle dwellings (lots labeled "J" and "H") so as to increase the aperture between the proposed dwellings to shed more daylight upon S. Sheridan Street. BVNA notes and appreciates that the applicant agreed to increase the S. Sheridan St. facing rear yard aperture from 12'-4 3/4" to 13'-4 3/4" as provided with a revised site plan drawing Z1.01 dated 6-5-19.

Though the applicant did not demonstrate a hardship for the non-conforming lot sizes or for the off-street parking garages, BVNA believes that the final submitted design (Z1.01, dated 6-5-19) dimensional zoning relief sought minimally deviates from the code and therefore can be endorsed so long as it is honored. However, given the small scale of the street and homes along S. Sheridan Street, and to support "quality of life concerns", BVNA remains opposed to the application for the off-street parking garages that along with the many preexisting off-street parking garages along these blocks will thus completely erode any sense of scale, intimacy and walkability for the residents of these blocks. At the first meeting (5-7-19), 12 notified neighbors (within 250') voted to oppose the application, with one in support; 8 non-notified neighbors voted to oppose, and 2 voted in support. At the second meeting, 3 notified neighbors (within 250') voted to oppose the application, with 5 in support; 5 non-notified neighbors voted to oppose, and none voted in support. **Though BVNA does not oppose the final dimensional relief sought; because a majority of the neighbors expressed opposition to the allowance for front-loaded garages and the applicant made no effort to demonstrate a hardship, BVNA is therefore 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, ZBA: Kariyma.Quintana@phila.gov, For Applicant: Brian Newswanger, brian@atlantesarchitects.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

June 15, 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: 36864
Zoning Application Number: 945515
805-807 S. Sheridan Street
June 19, 2019, 9:30 a.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: (5-7-19)	RCO Board/ Committee: (6-4-19)	Non-flyered Attendees: (5-7-19)	Non-flyered Attendees: (6-4-19)	Immediate neighbors: (flyered within 250') (5-7-19)	Immediate neighbors: (flyered within 250') (6-4-19)
<i>Support</i>			2	0	1	5
<i>Oppose</i>	7	7	8	5	12	3
<i>Non-Opposition</i>	0	0				

Dates of Meetings: May 5, 2019 & June 4, 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 35 (5-7-19) & 16 (6-4-19) 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: Brian Newschwanger, brian@atlantesarchitects.com